

DAVID
BURR

**2 DAIRY COTTAGES, HALL STREET, LONG MELFORD,
SUDBURY, SUFFOLK, CO10 9JA**



**A charming two/three-bedroom cottage in touching distance
of village amenities.**

Guide £850 pcm

LONG MELFORD (01787) 883144

*Bury St. Edmunds Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1
www.davidburr.co.uk*

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ENTRANCE VESTIBULE: An obscure glass panel door leads from the high street with space for shoes and coats and solid wooden door leading to:-

SITTING ROOM: 13'7" x 11'9" (4.14m x 3.58m)
A wonderfully light room with large sash window overlooking Hall Street with your attention immediately drawn to the electric coal effect inset fireplace with moulded surround and useful alcove for living room furniture. Door leading to:-

DINING ROOM: 13'10" x 9'5" (4.22m x 2.87m) A generous second reception room with sash window looking over the courtyard garden with door leading to:-

Inner Hall: With space for shoes and coats with solid wooden door leading to rear garden terrace, staircase leading to first floor and door leading to:-

KITCHEN: 13'6" x 6'7" (4.11m x 2.01m) Fitted with a wide range of traditional units with a stone effect worktop incorporating a one-and-a-half sink with mixer tap and drainer, oven with hob above with space for a fridge/freezer and washing machine. Door leading to:-

WALK-IN PANTRY: Fitted out with an extensive range of shelving offering very useful storage.

First floor

LANDING: Side window providing natural light with solid wooden doors leading to:-

BEDROOM 1: 13'7" x 11'5" (4.14m x 3.48m) A generous master bedroom with sash window overlooking Hall Street.

BEDROOM 2: 10'8" x 8'0" (3.25m x 2.44m) A generous second bedroom with Jack-and-Jill door leading to bedroom 1 and sash window overlooking Hall Street.

BEDROOM 3/DRESSING ROOM: 10'10" x 10'1" (3.30m x 3.07m) Fitted out with double wardrobes with views over the rear courtyard garden and could be potentially used as a third bedroom as it would be the common route to access bedroom 2.

Inner Hall: Airing cupboard with shelving and hanging rail storage and door leading to:-

BATHROOM: A three-piece suite consisting of a large panel bath with mixer tap, overhead shower and shower screen, pedestal wash hand basin, close coupled WC and radiator with hanging space above.

Outside

To the front of the property you will find ample **ON ROAD PARKING** that is free of charge with a rear courtyard garden.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators.
NOTE: None of the services have been tested by the agent.

AGENT'S NOTES: As is not uncommon with properties of this ilk, a right of way exists over the garden for the benefit of a neighbouring property.

EPC RATING: Exempt - listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

Council Tax Band: C.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT 3 WORDS: telephone.punch.buzz

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

