



**18 Laurel Drive,  
Long Melford, Suffolk**

**DAVID  
BURR**



# 18 LAUREL DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9ER

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This beautifully presented three-bedroom family home is situated on a quiet cul-de-sac with a big kitchen/dining/family room to the rear abutting a generous private rear garden. **NO ONWARD CHAIN.**

## A three-bedroom family home with generous rear garden and parking.

**ENTRANCE HALL:** A particularly wide room with obscure glass door and staircase leading to first floor with space for shoes and coats and doors leading to:-

**SITTING ROOM:** A wonderfully light room with large window overlooking the front garden and Yorkstone fireplace with inset coal effect gas burning stove and French doors leading to:-

**KITCHEN/DINING/FAMILY ROOM:** The kitchen is fitted with a wide range of modern fitted units with a stone effect worktop and matching return creating a breakfast bar. Integrated appliances include a sink with drainer unit and mixer tap, dishwasher and space for fridge/freezer with dining area beyond and a further seating area with patio doors leading to rear garden.

**UTILITY/SHOWER ROOM:** Situated off the entrance hall, this is a very practical room with matching units to the kitchen and space for washing machine as well as a walk-in shower cubicle with attractive tiled surround, overhead shower and door leading to rear garden terrace. Door leading to:-

**CLOAKROOM:** Close coupled WC and wash hand basin.

### First Floor

**LANDING:** Two large built-in cupboards offering useful storage and doors leading to:-

**BEDROOM 1:** A particularly light room with large window overlooking the front garden with double built-in wardrobe offering both hanging rail and shelf storage.

**BEDROOM 2:** Another generous double bedroom with built-in double wardrobe and shelf storage with pretty views over the rear garden.

**BEDROOM 3:** Window overlooking front garden.

**BATHROOM:** A more recently fitted suite consisting of a close coupled WC, large wash hand basin with mixer tap and bespoke fitted vanity unit, large panel bath with mixer tap, overhead shower and shower screen and attractive tiled surround.

### Outside

To the front of the property you will find a driveway that provides **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and power connected with a service door leading through to the utility/shower room. The rest of the garden is predominantly laid to lawn with footpath leading to front door. To the immediate rear of the property is a large terrace seating area which is a great space for entertaining with the rest of the garden being predominantly laid to lawn with established borders of shrubs and hedging.

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

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

**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.

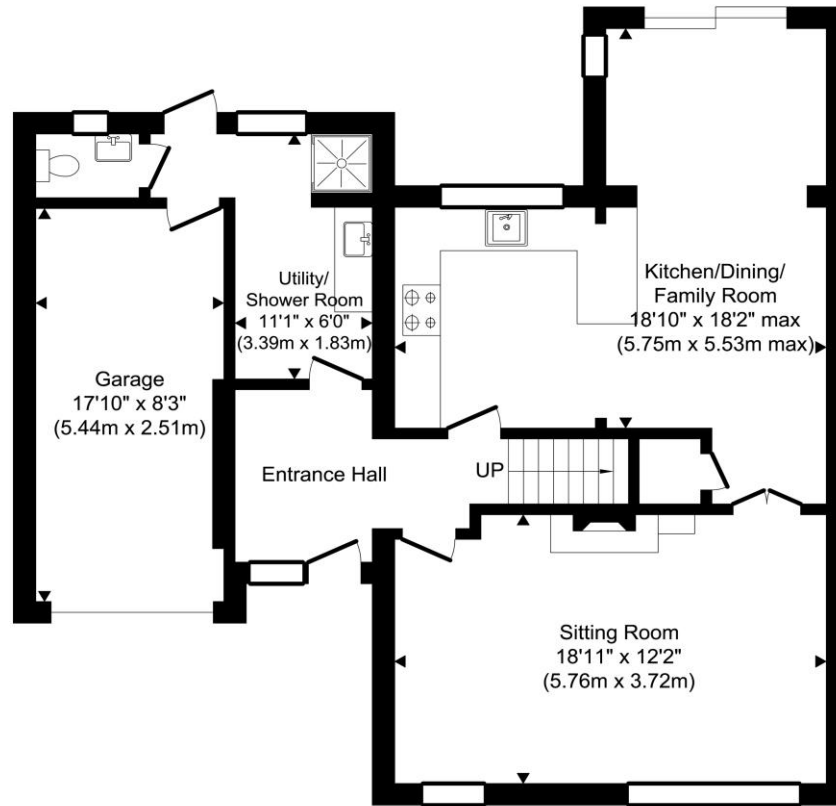
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** trendy.expel.outwit

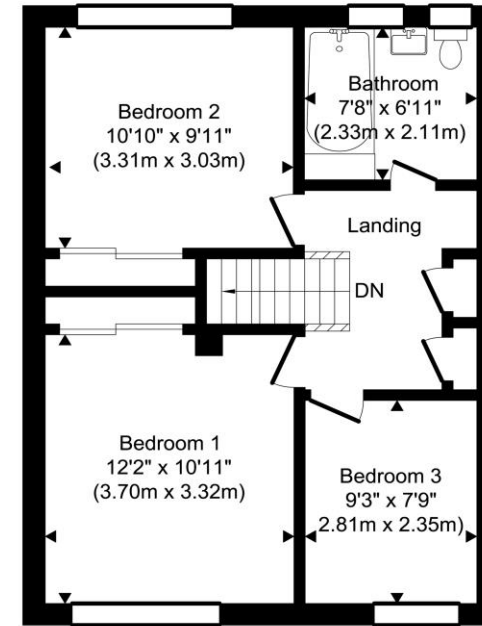
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

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Ground Floor  
Approximate Floor Area  
889.74 sq. ft.  
(82.66 sq. m)



First Floor  
Approximate Floor Area  
494.49 sq. ft.  
(45.94 sq. m)

TOTAL APPROX. FLOOR AREA 1384.23 SQ.FT. (128.60 SQ.M.)  
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