



**Lavenders, 59 Harefield,
Long Melford, Suffolk**

**DAVID
BURR**



LAVENDERS, 59 HAREFIELD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DE

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).

An attractive three bedroom home situated in a stunning location overlooking a green enjoying views towards Kentwell Hall within this highly regarded Suffolk village. The property offers well-appointed accommodation throughout and benefits from having a high-quality kitchen and an enclosed rear garden. The property is being offered with **NO ONWARD CHAIN**.

A spacious home situated on a sought-after development.

Front door leading to:-

ENTRANCE HALL: Staircase to first floor, large storage cupboard and doors to:-

SITTING ROOM: 5.91m x 4.34m (19'5" x 14'3") A light dual aspect room with window overlooking the charming green and patio doors leading to the terrace and garden. Gas fireplace with marble surround. Under stairs storage cupboard.

KITCHEN/DINING ROOM: 4.26m x 3.04m (14'0" x 10'0") Fitted with a range of matching units, integrated appliances include a five-ring Rangemaster with gas hob and hood over. Fridge/freezer and dishwasher, finished with thick wooden worktop incorporating a butler sink with mixer tap over. Windows to the side and rear and a door leading out to the terrace.

CLOAKROOM: WC and wash hand basin.

First Floor

LANDING: Overlooking the garden at the rear, linen cupboard and loft access.

BEDROOM 1: 3.63m x 3.30m (11'11" into wardrobes x 10'10") Views overlooking the front garden and green. Three double fitted wardrobes.

BEDROOM 2: 3.65m x 3.09m (12'0" x 10'2") A generous second bedroom with charming views over the front garden and green beyond.

BEDROOM 3: 2.43m x 2.23m (8'0" x 7'4") A spacious third room with pretty views over the rear garden.

BATHROOM: With suite comprising corner bath with attached shower, pedestal basin and WC.

Outside

The front of the property overlooks a pretty and tranquil green. To the front of the property is a path which leads to the front door flanked by two areas of lawn which are bordered with lavender and interspersed with mature shrubs and flowering beds. Gated access to the side leads to the rear garden. Next door but one from the property is a driveway providing **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door.

The property enjoys a charming enclosed garden. Directly adjacent to the property is a large terrace area leading further to an expanse of lawn which is bordered with various flowering beds and shrubs. There is also a **timber shed**.

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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: D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: jaws.traders.hospitals

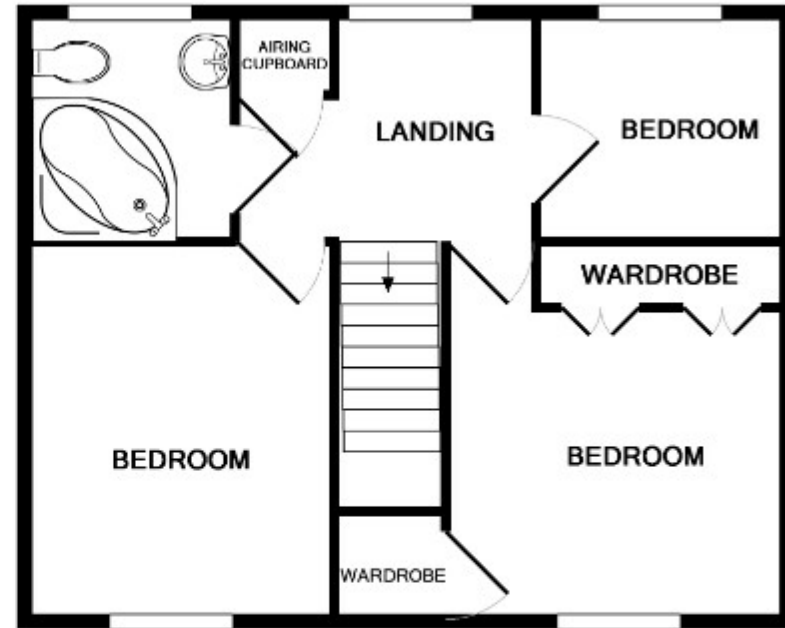
VIEWING: Strictly by prior appointment only through DAVID BURR.

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



1ST FLOOR

HAREFIELD, LONG MELFORD

Measurements are approximate. Not to scale. Illustrative purposes only
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