



**11 Wreford Court,
Long Melford, Suffolk**

**DAVID
BURR**



11 WREFORD COURT, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9FG

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).

A charming two-bedroom cottage situated on a secluded highly regarded development in the very centre of one of East Anglia's most highly regarded and well-served villages. The property contains accommodation over two levels which includes an open-plan sitting/dining room/kitchen, ground floor cloakroom, two double bedrooms and a first-floor bathroom. There is the further benefit of both front and rear gardens with an attractive outlook and off-road parking.

A two-bedroom cottage with garden and parking in the centre of the village.

Front door leading to:-

ENTRANCE HALL: With tiled flooring, staircase rising to first floor with understairs storage area off and a door leading to:-

SITTING/DINING ROOM: With laminate wood effect flooring and plenty of space for seating and a dining table and chairs adjacent to timber double glazed doors opening onto the rear garden and with an attractive outlook over countryside beyond. Opening leading to:-

KITCHEN: With a matching range of base and wall level shaker style units with wood effect worksurfaces incorporating a four-ring NEFF hob with extractor fan above and a stainless-steel sink with mixer tap above and drainer to side. Integrated appliances include an electric combination oven, refrigerator and freezer and a slimline Blomberg dishwasher and washing machine.

CLOAKROOM: Containing a WC and a pedestal wash hand basin with tiled splashback.

First Floor

LANDING: Access to loft storage space and with doors leading to:-

BEDROOM 1: A double bedroom with an outlook across the rear and onto neighbouring countryside beyond.

BEDROOM 2: A further double room with an outlook to the front.

BATHROOM: With tiled flooring and partially tiled walls and containing a bath with mixer tap and shower attachment over, pedestal wash hand basin, WC and a chrome heated towel rail.

Outside

In front of the property is a low maintenance courtyard garden with a pebbled area, decked platform and well-stocked beds.

To the rear is a further private enclosed garden with a stone paved terrace, expanse of lawn and a gate leading onto a rear footpath.

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

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AGENT'S NOTES

There is an annual management fee for the maintenance of communal areas and access road with a charge for 2024-2025 of £550.

EPC RATING: Band C – 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

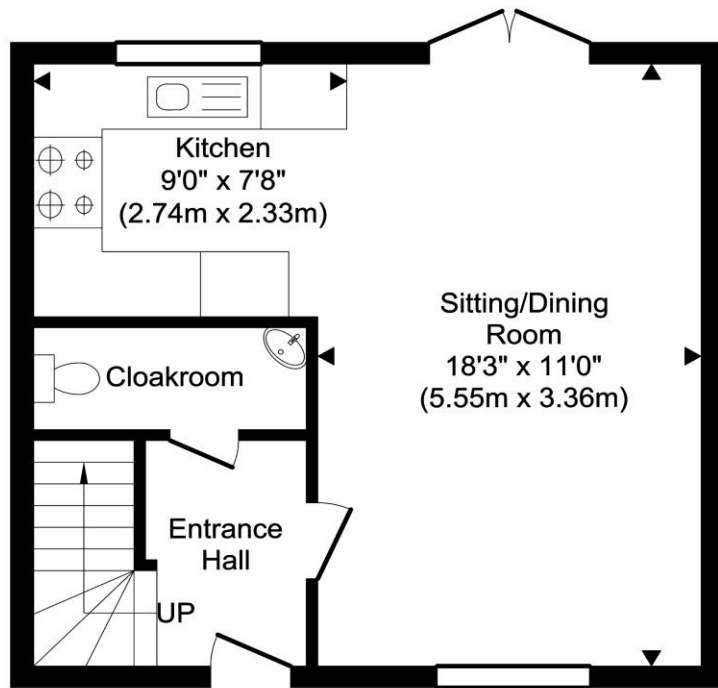
WHAT3WORDS: clips.eyeliner.backed

CONSTRUCTION TYPE: Brick

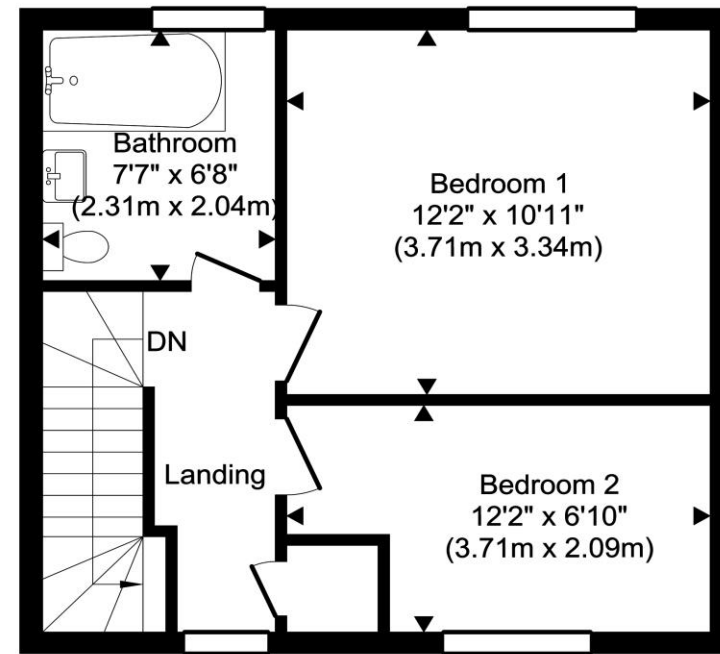
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
349.39 sq. ft.
(32.46 sq. m)



First Floor
Approximate Floor Area
349.39 sq. ft.
(32.46 sq. m)

TOTAL APPROX. FLOOR AREA 698.79 SQ.FT. (64.92 SQ.M.)
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