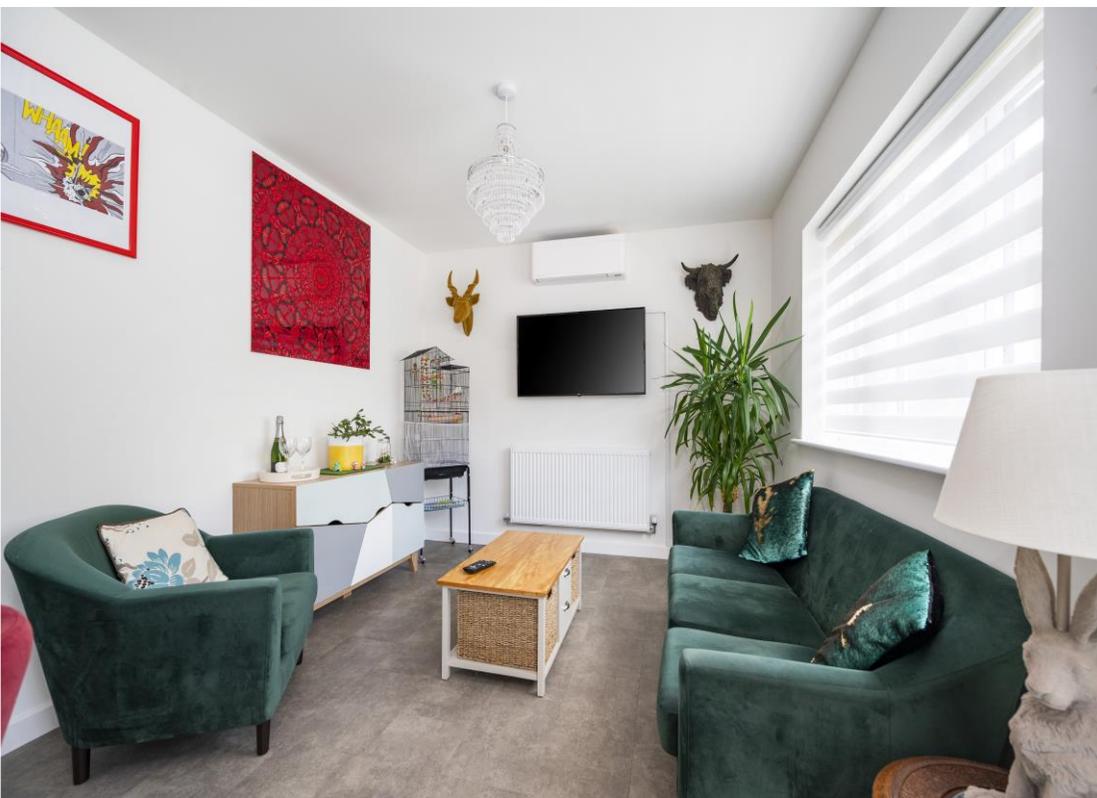




**9 Dunnock Close,
Long Melford, Suffolk**

**DAVID
BURR**



9 DUNNOCK CLOSE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9GF

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 substantial detached village house finished to an exceptional quality on a highly regarded development, Skylarks Fields by independent family builders Bloor Homes. The property has been significantly upgraded to provide high specification accommodation over two levels which includes a well-proportioned sitting room with a bay window, open-plan kitchen/dining/living room, study ideal for working from home, utility and cloakroom. Upstairs are four double bedrooms (two with en-suite) and a family bathroom. In front of the property is a private driveway which provides off-road parking and leads onto a double garage with electric up-and-over door. To the rear is a private enclosed landscaped garden with attractive terraces providing areas of seating. The property benefits from an NHBC building guarantee certificate which has approximately nine years remaining.

A detached 4 bedroom house constructed in 2023 to a high-standard with significant upgrades, landscaped rear garden, double garage and parking.

Front door leading to:-

ENTRANCE HALL: A bright and welcoming area with Amtico flooring which continues into the kitchen/dining/living room. Staircase with oak handrails leading to first floor and with a useful understairs storage cupboard off. Doors leading to:-

SITTING ROOM: A substantial reception room with an impressive double-glazed bay window, wired TV aerial, numerous power points (including with USB ports) with an open outlook over the greensward adjacent.

KITCHEN/DINING/LIVING ROOM: Arranged into three main areas with a high quality, and significantly upgraded, kitchen with polished Quartz worksurfaces and upstands which incorporate a one-and-a-half stainless-steel Carron sink with mixer tap above and drainer to side and a four-ring stainless-steel AEG gas hob with AEG extractor above. Matching range of base and wall level matte green units and a range of integrated appliances including a double AEG electric combination oven, Zanussi dishwasher and with space and plumbing for an American style

fridge/freezer. Newly installed water softener. Window with a pretty outlook over the property's garden and further area with plenty of room for a large dining table and chairs and seating. Double doors opening onto terracing with fitted slatted shutters and the additional benefit of air conditioning.

UTILITY: With a further range of base and wall level units with polished Quartz worksurfaces and space and plumbing for a washing machine and a door opening onto the garden.

STUDY: A particularly spacious area to work from home with an attractive outlook over the driveway and onto the greensward. Numerous power points (including with USB ports).

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

First Floor

LANDING: With access to loft storage space, airing cupboard off and doors leading to:-

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BEDROOM 1: A well-proportioned double bedroom with an outlook over the garden, floor-to-ceiling mirror fronted wardrobes, air conditioning and installed TV aerial.

EN-SUITE: Containing a double-width shower with tile surround and glass screen door, WC and wash hand basin.

BEDROOM 2: A further double bedroom with an outlook over the garden and door leading to:-

EN-SUITE: With a tiled shower cubicle, WC and wash hand basin.

BEDROOM 3: A further double bedroom with a lovely outlook over the green.

BEDROOM 4: Currently utilised as a dressing room but which would equally function as a further double bedroom.

BATHROOM: With a double-width shower with tiled surround, panelled bath with mixer tap and shower attachment over, WC, vanity suite, shaver point and a heated towel rail.

Outside

In front of the property is a private driveway providing **OFF-ROAD PARKING** for two vehicles which in turn leads onto a:-

DOUBLE GARAGE: With electrically operated up-and-over door, power and light connected.

To the rear of the property is a south-east facing private garden which has been beautifully landscaped to include a number of areas of seating including a stone paved terrace beneath a steel framed pergola with open-and-shut roof. The garden has also been designed with a number of well-stocked beds which include maturing trees such as maple, cyprus, and laurel

hedging as well as a number of stone paved pathways enclosed by oak sleepers. Further benefits include two garden taps, security lighting on 3 sides of the property and electrical power points.

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

AGENT'S NOTES

A maintenance charge exists in the amount of £190.58 per annum.

For a full list of improvements and upgrades please contact the office.

EPC RATING: Band B – 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:** F

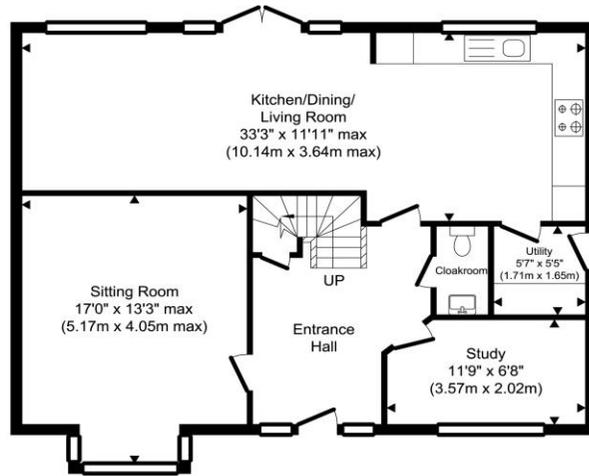
TENURE: Freehold **CONSTRUCTION TYPE:** Brick

WHAT3WORDS: ///refer.balance.impressed

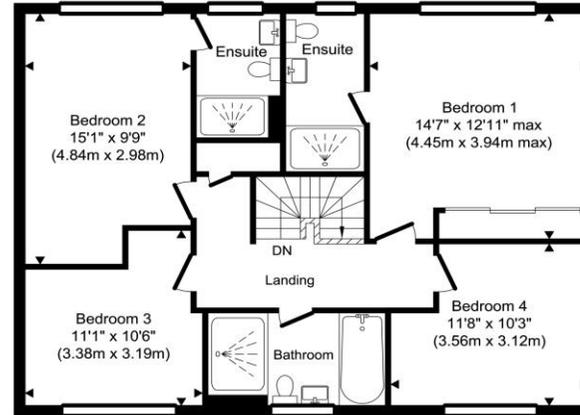
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

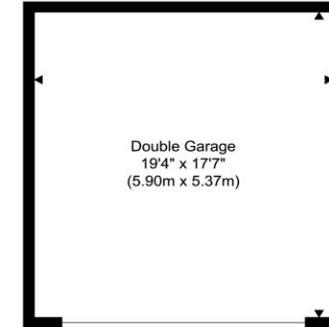
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Ground Floor
Approximate Floor Area
840.66 sq. ft.
(78.10 sq. m)



First Floor
Approximate Floor Area
826.13 sq. ft.
(76.75 sq. m)



Outbuilding
Approximate Floor Area
341.00 sq. ft.
(31.68 sq. m)

TOTAL APPROX. FLOOR AREA 2007.79 SQ.FT. (186.53 SQ.M.)

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