



DAVID
BURR

**5 Hasells Courtyard
Westgate Street, Long Melford**

5 Hasells Courtyard, Westgate Street, Long Melford, CO10 9DR

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 spacious two double-bedroom home is situated in a private development for the over 55s with both communal grounds and a private rear garden as well as off-road parking and garaging.

A spacious village home

ENTRANCE HALL: An inviting room with space for shoes and coats, with staircase leading to first floor and useful understairs cupboard with glass panelled door leading to:-

SITTING ROOM: This is a particularly light and spacious room with pretty views over the front garden and communal gardens beyond. With feature electric coal-burning fire with stone hearth and opening to:-

DINING ROOM: French doors fill this room with natural light and provide access to the rear garden terrace offering pretty views with the backdrop of an old brick and flint wall with space for a dining table and chairs and other furniture.

KITCHEN: Fitted with a wide range of detailed Shaker-style cupboards with a stone-effect worktop and glass panelled door leading to rear garden. Integrated appliances include a double eye-level oven, ceramic hob with extractor above, stainless steel sink with drainer unit and mixer tap with space for a washing machine, dishwasher and fridge freezer.

SHOWER ROOM: Accessed off the entrance hall, this room is fitted with a three-piece suite consisting of a fully tiled shower cubicle with overhead shower, WC and wash hand basin with large understairs cupboard offering fantastic storage.

First Floor

LANDING: Large airing cupboard with shelving providing storage with doors leading to:-

BEDROOM 1: A generous master bedroom with two double built-in wardrobes providing useful storage with window overlooking communal gardens to the front with space for a large double bed as well as other bedroom furniture.

BEDROOM 2: A generous double bedroom with two double built-in wardrobes and double-glazed window overlooking the rear garden.

BATHROOM: A three-piece suite consisting of a corner shower cubicle with attractive tiled surround and overhead shower, WC and wash hand basin with window overlooking the rear garden.

Outside

A footpath and steps from Westgate Street leads through to your front door, with a further tarmac drive leading to an area of **OFF-ROAD PARKING** and in turn access to the **GARAGE** with further footpath cutting through the well-manicured communal gardens to the front where you will find a seating area and communal laundry room before arriving at your front door.

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To the immediate rear of the property is a private terraced seating area, being a great space to enjoy the morning and early afternoon sun with raised borders and the lovely backdrop of a brick and flint wall.

SERVICES: Main water and drainage. Main electricity connected. Electric 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: Leasehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: regrowth.topics.neatly

Agent's Note

SERVICE CHARGE: Service charge (current charge approximately £9850 p.a.) includes estate manager, buildings insurance, all garden maintenance, exterior electricity, lighting and maintenance, exterior decoration (5 yearly), water rates, window cleaning and use of laundry room.

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.



