



**56 Harefield,
Long Melford, Suffolk**

**DAVID
BURR**



56 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).

A charming house overlooking a greensward within short walking distance of the amenities of a highly regarded village. The property has been refurbished and improved during the current owner's tenure such that it provides light and well balanced accommodation over two levels. On the ground floor is a sitting room, dining room and kitchen as well as a cloakroom while upstairs are four bedrooms and a family bathroom. Behind the property is a driveway which provides off-road parking and leads on to a garage as well as an attractive, low-maintenance rear garden.

A village home which has been refurbished with garden, garage and parking.

COVERED ENTRANCE VESTIBULE: With door to:

First Floor

ENTRANCE HALL: A spacious inviting area with a staircase off, parquet flooring, large cloaks cupboard, further storage cupboard and doors to:

DRAWING ROOM: (6.12m x 3.74m) **20'10" x 12'3"** A light room with views over a greensward in one direction and the garden in the other. Two elegant arches provide a nice feature to the room and link with:

DINING ROOM: (3.35m x 2.31m) **11" x 7'6"** With a feeling of space created from the open aspect from the drawing room and a set of double doors opening onto the kitchen. Door opening onto terracing and the garden beyond.

KITCHEN: (3.07m x 2.77m) **10'10" x 9'1"** Containing a matching range of base and well level units with worksurfaces incorporating a sink with drainer to side and mixer tap above and a four ring induction hob with extractor fan over. Integrated cooker, space and plumbing for a washing machine and space for free-standing below-countertop refrigerator.

CLOAKROOM: Fitted WC and wash hand basin.

LANDING: A spacious area with linen cupboard, large walk-in storage cupboard and doors to:

BEDROOM 1: (3.96m x 3.71m) **13" x 12'2"** A light room with views over the garden.

BEDROOM 2: (3.35m x 2.77m) **11" x 9'1"** Overlooking the rear garden.

BEDROOM 3: (3.35m x 2.37m) **11" x 7'8"** Overlooking the rear garden.

BEDROOM 4: (2.59m x 2.34m) **8'5" x 7'7"** Overlooking a greensward and the grounds of Kentwell Hall beyond.

BATHROOM: Fitted with a fully tiled shower cubicle, bath, WC and wash hand basin.

Outside

The property is approached by an area of lawn bordered by well-stocked beds and to the rear a generous garden that has been designed with low maintenance in mind to include brick paved terracing bordered by well-

56 Harefield, Long Melford, Sudbury, Suffolk, CO10 9DE

stocked beds filled with colour and variety. A recently resurfaced driveway provides **OFF ROAD PARKING** which in turn leads to:

GARAGE: With light and power connected and personal door to side.

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

EPC: 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

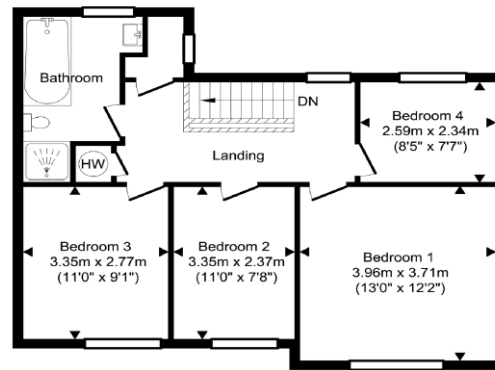
WHAT3WORDS: fonts.airless.waltz

CONSTRUCTION TYPE: Brick

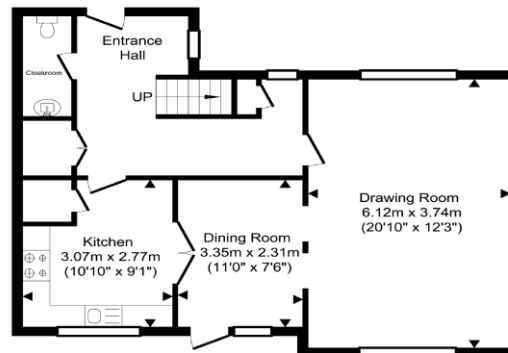
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

56 Harefield, Long Melford, Sudbury, Suffolk, CO10 9DE



First Floor
Approximate Floor Area
614.61 sq. ft.
(57.10 sq. m)



Ground Floor
Approximate Floor Area
614.61 sq. ft.
(57.10 sq. m)

TOTAL APPROX. FLOOR AREA 114.2 SQ.M. (1229.23 SQ.FT.)
Produced by www.chevronphotography.co.uk © 2017

