



**3 Wreford Court,
Long Melford, Suffolk**

**DAVID
BURR**

3 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 two-bedroom village home situated in a superb, central location tucked away behind Hall Street within a few moments walk of local amenities. The property would be an ideal low-maintenance bolt-hole, rental or indeed a full time residence. Accommodation includes a sitting room/dining room, kitchen and ground floor cloakroom with two bedrooms and a bathroom on the first floor. Outside is a low maintenance courtyard garden and a private off-road parking space. **NO ONWARD CHAIN.**

A two-bedroom house in the very centre of the village with private parking.

ENTRANCE HALL: With tiled flooring, staircase rising to first floor with a useful storage cupboard off and with doors leading to:-

SITTING/DINING ROOM: An L-shaped room with a dual aspect and plenty of space for seating and a dining table and chairs.

KITCHEN: Containing a matching range of base and wall level units and wood effect work surfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side and a four ring NEFF electric hob with extractor fan above. Space and plumbing for a washing machine, integrated NEFF electric combination oven and an integrated fridge and freezer as well as a slimline Indesit dishwasher.

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

First Floor

LANDING: With a useful storage cupboard with fitted shelving off, further linen cupboard and doors leading to:-

BEDROOM 1: A dual aspect double bedroom with access to loft storage space.

BEDROOM 2: A further bedroom or study.

BATHROOM: Containing a bath with tiled surround, mixer tap and shower above. W.C., pedestal wash hand basin and a chrome heated towel rail.

Outside

The property benefits from a private off-road parking space and further access to visitors pays (permitted) as well as a brick paved low maintenance courtyard garden to the front.

Agent's Notes

A maintenance charge exists in the amount of £555.53 for 2024/25.

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

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

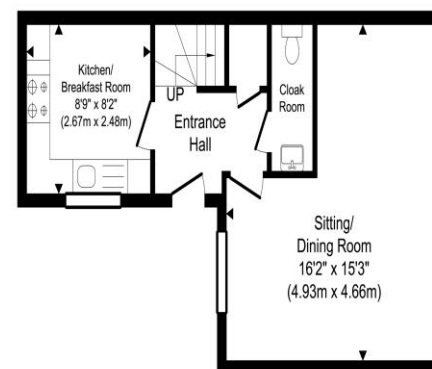
COUNCIL TAX BAND: C

TENURE: Freehold

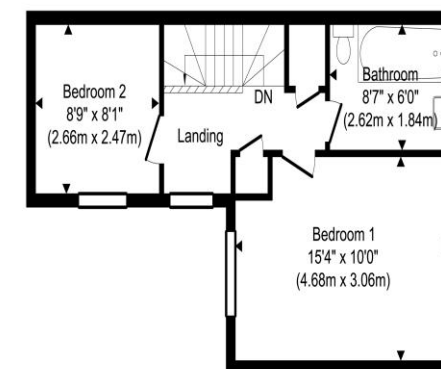
WHAT3WORDS: noted.elders.launched

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.



Ground Floor
Approximate Floor Area
362.42 sq. ft.
(33.67 sq. m)



First Floor
Approximate Floor Area
362.42 sq. ft.
(33.67 sq. m)

TOTAL APPROX. FLOOR AREA 724.84 SQ.FT. (67.34 SQ.M.)
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