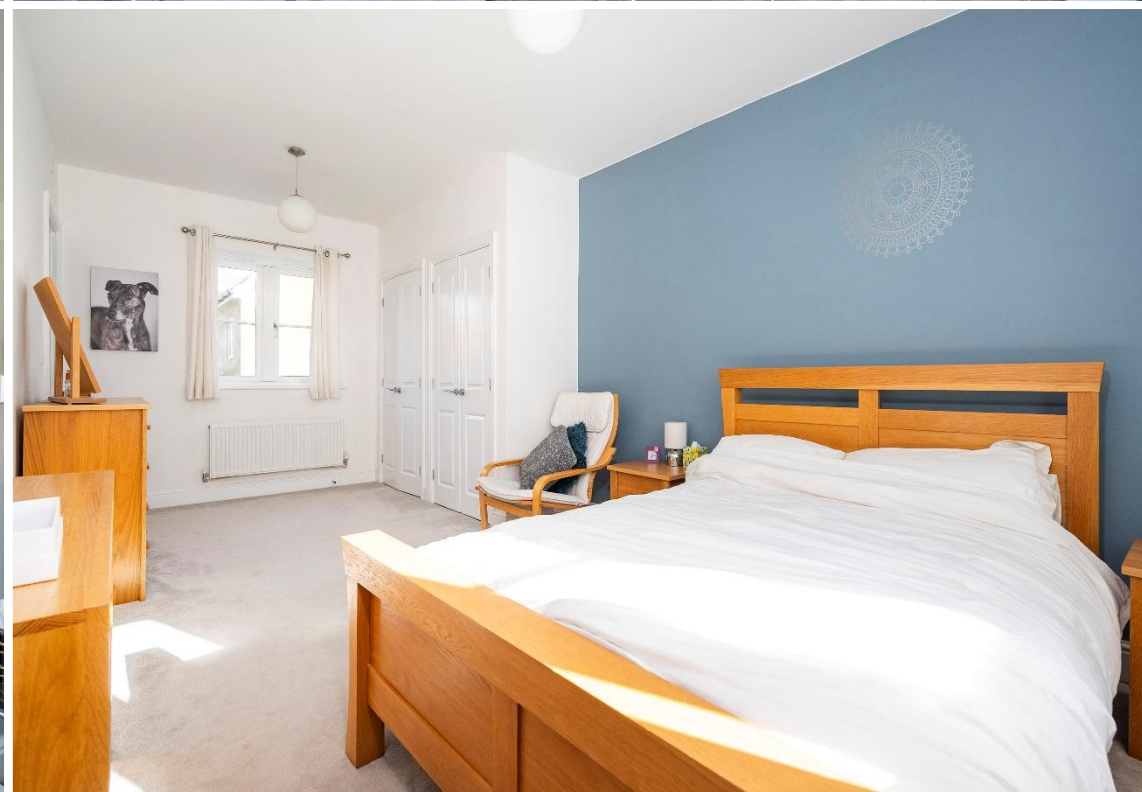




DAVID
BURR

6 Orchard Brook,
Long Melford, Suffolk



6 Orchard Brook, Long Melford, Sudbury, Suffolk, CO10 9LF

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 well-presented two bedroom property situated in one of Long Melford's most highly regarded and sought after private developments within just moments walking distance of local amenities. The property contains accommodation which includes an open plan 'L-shaped' kitchen/dining/sitting room with a ground floor cloakroom and storage cupboard with two generously proportioned double bedrooms on the first floor served by a Jack and Jill bathroom. Outside, there is private off-road parking with an electric vehicle charging point and a low maintenance enclosed garden with a substantial, high quality timber storage shed. **NO ONWARD CHAIN.**

A contemporary two bedroom village home in the centre of the village with private garden and off-street parking.

Front door leading to:

ENTRANCE HALL: With Amtico wood effect flooring which continues throughout the rest of the ground floor and with a useful storage cupboard off with space for coats and shoes. Staircase rising to first floor and with a further door leading into:

KITCHEN/DINING/SITTING ROOM: Arranged in an 'L' shape with plenty of space for seating and with a continuation of Amtico flooring. Large window to the front allowing for plenty of natural light and with plenty of room for a dining table and chairs. The kitchen contains a matching range of base and wall level units with wood effect work surfaces incorporating a one and a half stainless steel sink with mixer tap above and drainer to side and a four ring AEG gas hob with splashback and extractor fan over. Further integrated appliances include an AEG electric combination oven, refrigerator and freezer. Plenty of storage, boiler cupboard off and with windows overlooking the rear garden. Double doors opening onto terracing.

CLOAKROOM: Particularly generous in size and containing a WC and a wash hand basin with storage below.

First floor

LANDING: With a useful utility cupboard off with space and plumbing for a washing machine and doors leading to:

BEDROOM ONE: An exceptionally well-proportioned double bedroom with a dual aspect across both the rear garden and to the front. Twin double wardrobes with inset shelving and with door leading to:

JACK AND JILL BATHROOM: Cleverly designed such that it services both the main bedroom and which is also accessible from the landing. With a tiled floor and containing a double width shower cubicle with glass sliding door and a separate bath with mixer tap and shower attachment over. WC, twin 'Twyford' wash hand basins with storage below and mirrors over, and a chrome heated towel rail.

BEDROOM TWO: A further well-proportioned double room with an outlook to the front and access to loft storage space.

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Outside

The property benefits from **OFF-STREET PARKING** which is accessible via an electrically operated roller door which leads into a **CARPORT** which provides a particularly generous area of sheltered parking with a further benefit of an electric vehicle charging point. To the rear of the carport, a timber gate leads into the rear garden which has been well-maintained and designed with a stone paved terrace adjacent to the property itself, with external lighting and power sockets. An area of lawn is bordered by raised beds enclosed by oak sleepers and a diverse variety of planting. Of particular note is a high-quality timber storage shed which has the benefit of power provided by solar panel on the roof with battery storage.

Agents notes

Approximately two years will remain on a checkmate building warranty certificate.

A maintenance charge exists of £226.47 which is payable bi-annually for the upkeep on communal area.

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

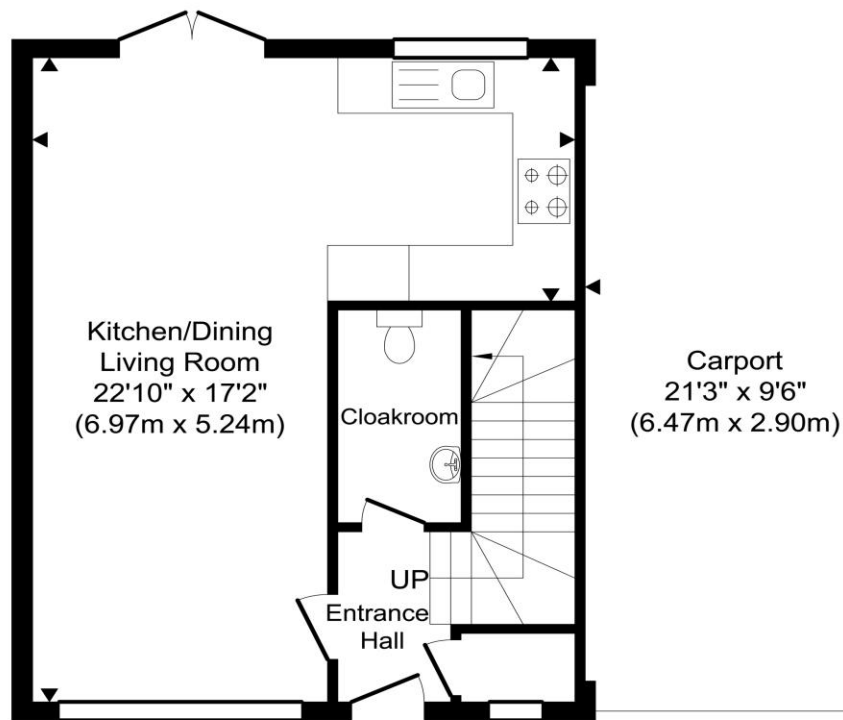
EPC RATING: B. A copy of the energy performance certificate is available on request.

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

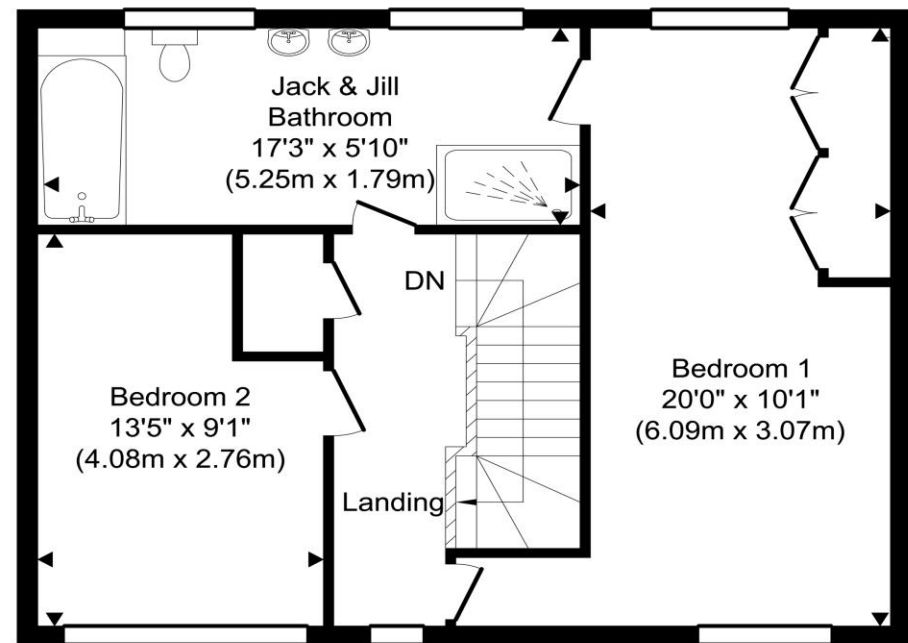
WHAT3WORDS: ///misted.hours.months

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
602.02 sq. ft.
(55.93 sq. m)



First Floor
Approximate Floor Area
573.82 sq. ft.
(53.31 sq. m)

TOTAL APPROX. FLOOR AREA 1175.85 SQ.FT. (109.24 SQ.M.)

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