



**Westgate Street, Long Melford, Sudbury CO10 9DS**

**welcome to**

**Westgate Street, Long Melford, Sudbury**

Set within one of the areas most exclusive locations is this charming two bedroom and first floor bathroom cottage that is brimming with character throughout. This lovely home boasts a beautiful lounge, stunning kitchen/diner and is enhanced with a countryside garden backing onto fields.



### **Lounge**

Windows to front aspect with fitted shutters. Door to front aspect. Snug area. Stairs rising to first floor. Open fireplace. Built in storage and large secret storage area. Radiator. Door leading to:-

### **Kitchen / Diner**

Window to rear aspect and french doors leading to conservatory. Velux window. Fitted kitchen with a range of matching base units over areas of work surface. Sink with mixer tap and one and a half bowl set into wooden worktop. Integral oven with hob and hood over. Built in storage. Fireplace. Radiator.

### **Conservatory**

Double glazed windows to three aspects. Double glazed door to rear aspect.

### **Landing**

Vaulted ceiling with exposed timbers. Velux window.

### **Bedroom One**

Double glazed window to rear aspect with views over fields. Built in storage. Radiator.

### **Bedroom Two**

Window to front aspect with fitted shutters. Vaulted ceiling. Velux window to rear aspect. Built in storage. Radiator.

### **Bathroom**

Window to front aspect with fitted shutters. Velux window. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

### **Rear Garden**

The rear country cottage garden has a number of block paved seating areas with a winding path to the rear of the garden and overlooks fields. Beds to borders. Rear access.



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## Westgate Street, Long Melford, Sudbury

- Grade II listed cottage
- Highly regarded village location
- Cosy lounge, stunning kitchen/diner and conservatory
- Countryside garden backing onto fields
- Set back from the road with an area that residents use for parking

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110359 - 0003

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