



Sampson Drive, Long Melford, Sudbury CO10 9TF

welcome to

Sampson Drive, Long Melford, Sudbury

Occupying a non-estate setting within the highly regarded village of Long Melford with views over meadows to the front is this four bedroom detached home, offering spacious accommodation including three reception rooms, a kitchen/diner, and further enhanced with ample parking and double garage



Entrance Hall

Door to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

Study

11' 11" into recess x 6' 8" (3.63m into recess x 2.03m)
Double glazed window to front aspect with views over the meadow. Radiator.

Lounge

15' 10" x 12' (4.83m x 3.66m)
Double glazed patio doors to rear aspect. Two radiators.

Kitchen / Diner

19' 4" x 12' 5" max (5.89m x 3.78m max)
Double glazed window to rear aspect and double glazed patio doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl, Integral double oven with inset hob and hood over. Space for appliances, radiator.

Dining Room

12' 3" x 10' 1" (3.73m x 3.07m)
Double glazed window to front aspect with views over the meadow. Radiator.

Landing

Access to loft via ladder. Airing cupboard. Radiator,

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)
Double glazed window to front aspect with views over the meadow. Two double built in wardrobes. Radiator.

Wet Room

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower. Extractor fan, radiator.

Bedroom Two

13' into recess x 12' 5" (3.96m into recess x 3.78m)
Two double glazed windows to rear aspect. Two double built in wardrobes. Radiator.

Bedroom Three

12' 3" x 9' 10" (3.73m x 3.00m)
Double glazed window to front aspect with views over the meadow. Two double built in wardrobes. Radiator.

Bedroom Four

10' 7" x 6' 10" (3.23m x 2.08m)
Double glazed window to front aspect with views over the meadow. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower over. Extractor fan, radiator.

Front Garden

Predominantly laid to lawn with a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with mature shrubs. Rear gate leads to parking and the double garage.

Double Garage

17' x 16' 8" (5.18m x 5.08m)
Pitched roof. Two up and over doors. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD110290



welcome to

Sampson Drive, Long Melford, Sudbury

- Four bedrooms
- Detached home
- Double garage and ample parking
- En-suite to master, family bathroom and ground floor cloakroom
- Spacious lounge, dining room and study

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£487,500



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SUD110290](https://www.williamhbrown.co.uk/Property/SUD110290)



Property Ref:
SUD110290 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)