



**5 Liston Lane,
Long Melford, Suffolk**

**DAVID
BURR**

5 LISTON LANE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LD

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).

This attractive and charming, Grade II Listed cottage is situated in the heart of Long Melford. The property itself offers well-appointed accommodation and affords a delightful South-facing Garden.

A charming two-bedroom cottage within easy reach of village amenities.

Front door leading to:-

SITTING ROOM: 13'11" x 12'7" (4.24m x 3.84m) A gas fireplace with brick surround and oak mantle creates the main focal point of the room. Large recess storage area, and exposed timbers. Views to the front and door to:-

KITCHEN/DINING ROOM: 15'0" x 12'10" (4.57m x 3.91m) A large, light room fitted with range of shaker wall and base units with a wood effect worktop incorporating a stainless-steel sink unit with single drainer. Plumbing for washing machine and space for further white goods. External door providing access to the garden and stairs rising to the first floor.

First floor

LANDING: With large airing cupboard and access to loft storage space. Doors to:-

BEDROOM 1: 14'9" x 12'8" (4.50m x 3.86m) A large room with delightful sash window providing views of the front and useful alcove for furniture.

BEDROOM 2: 10'3" x 8'8" (3.12m x 2.64m) Window to the rear overlooking the rooftops of Long Melford and towards the water meadows.

BATHROOM: Fitted with a panelled bath with shower attachment over, WC and wash hand basin

Outside

Towards the rear of the property is a delightful part walled garden which is predominately lawn and bordered by a variety of flowering beds. Gated access leads to the rear with a soft red brick store in need of attention.

AGENTS NOTES

The property is Grade II Listed.

The property is situated in a conservation area.

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

EPC RATING: Exempt.

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

COUNCIL TAX BAND: B

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TENURE: Freehold

WHAT3WORDS: ///slightly.marketing.foster

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.

FLOORPLAN TO BE APPENDED

