



**Lotties Cottage,
Long Melford, Suffolk**

DAVID
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Lotties Cottage, 16b Martyns Rise, Long Melford, Sudbury, Suffolk, CO10 9HR

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 semi-detached property constructed in 2023 by a reputable, local, independent builder. The property has since been upgraded and improved and provides extremely well-presented accommodation over two levels. On the ground floor, there is a sitting room, kitchen/dining room and a garden room together with a cloakroom, utility and study/bedroom three. Upstairs, there are two double bedrooms and a high-quality shower room. Outside, the property benefits from particularly generous gardens which are both south and east facing, with extensive parking for around four vehicles, all within short walking distance of village amenities.

A high quality semi-detached two bedroom contemporary home with beautiful gardens and extensive parking.

Front door leading to:

ENTRANCE HALL: With wood effect Karndean flooring, staircase rising to first floor and with doors leading to:

SITTING ROOM: A charming reception room with a double hung double glazed sash window overlooking the front garden and plenty of space for seating.

KITCHEN/DINING ROOM: With a continuation of Karndean flooring and room for a breakfast table and chairs adjacent to a substantial storage cupboard with double doors. Fitted Howdens kitchen with a matching range of base and wall level units and wooden work surfaces incorporating a four ring Lamona induction hob with splashback and extraction above, and a one and a half sink with mixer tap above and drainer to side. Integrated appliances include a dishwasher, electric combination oven, fridge and freezer and additional space for a further appliance, if required. Double doors opening into the garden room and further door leading to:

UTILITY/BOOT ROOM: Also with a matching range of base and wall level Howdens units with wooden work surfaces incorporating a sink with mixer tap above and drainer to side. Integrated washing machine, fitted water softener

and space for coats and shoes. Door opening onto the garden and further door leading to:

STUDY: An ideal space to work from home with a double glazed double hung sash window overlooking the property's front garden. There is also the potential to be utilised as a third bedroom, if so required.

GARDEN ROOM: Constructed to a high standard in 2025 with the benefit of a 10 year guarantee and providing a versatile area which can function nicely as either a dining space or as it currently stands, a reception room with sliding doors maximising the beautifully designed outside space.

CLOAKROOM: Containing a WC and a vanity suite and partially tiled walls.

First floor

LANDING: With a useful storage cupboard off with inset shelving and hanging rails and a sash window overlooking the garden, and further door leading to:

BEDROOM ONE: A double room with access to loft storage space and an outlook over the garden.

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BEDROOM TWO: A further double bedroom with an outlook to the front.

SHOWER ROOM: Containing a large walk-in shower with rainfall style shower head and additional attachment below. WC, vanity suite and a chrome heated towel rail.

Outside

The property is accessible via a driveway which serves three properties in total (see agents notes). There is extensive parking for approximately four vehicles as well as the additional benefit of an electric vehicle charging point. The property's rear garden has been beautifully designed and is arranged into two main areas. Surrounding the garden room is a beautiful terraced garden with a central water feature (available via separate negotiation) and raised beds with a variety of plants and flowers. A gate leads onto the driveway and a further paved terrace provides an attractive area of seating ideal for dining alfresco. An area of lawn continues to the side of the property with a south facing aspect which continues into an area which provides potential for the erection of an outbuilding/cartlodge (subject to any necessary planning consents), with electricity supply available via a cable which has already been laid and a 5m x 3m concrete base.

Agent's Notes

The driveway has ownership between three properties with reciprocal rights of way over each property's section. For more details, please contact the office.

Approximately eight years remain on the original building guarantee.

SERVICES: Mains water and drainage. Mains electricity connected. Electric heating via air source heat pump (underfloor on the ground floor and radiators upstairs). **NOTE:** None of these services have been tested by the agent.

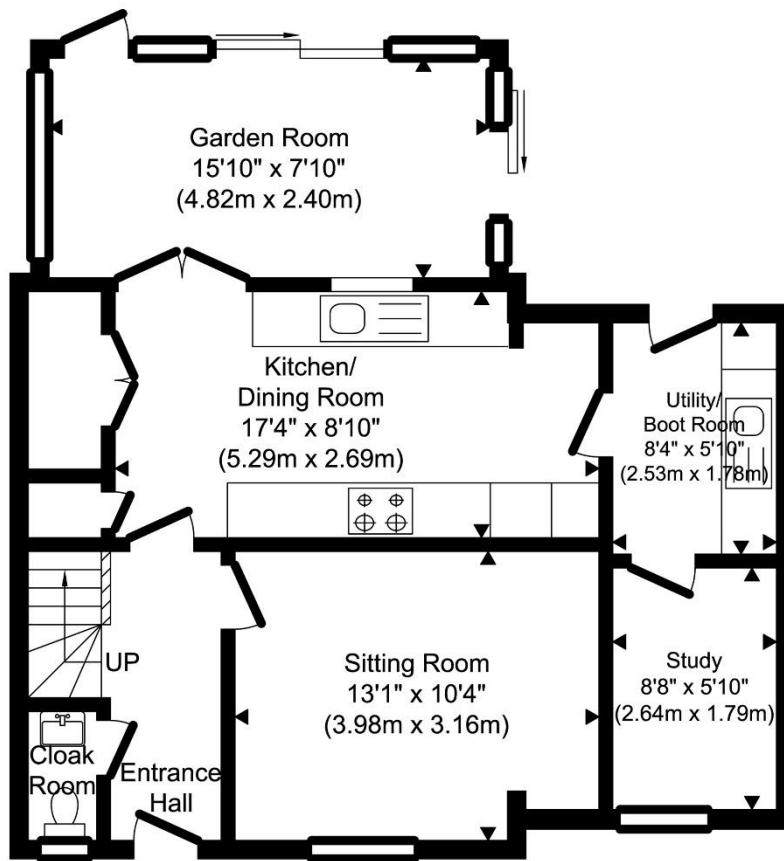
EPC RATING: Band B – A copy of the energy performance certificate is available on request.

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

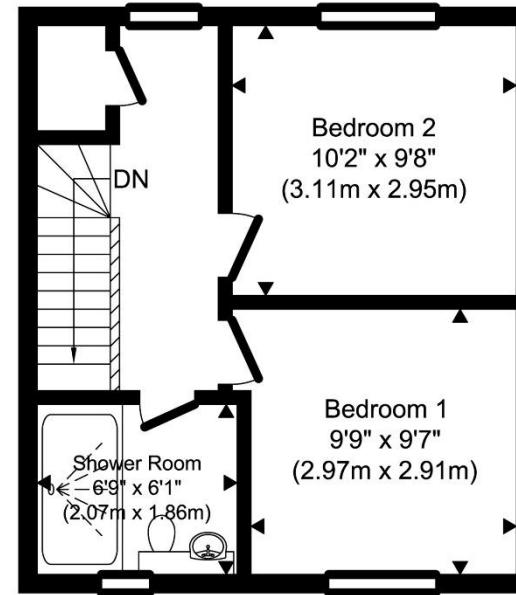
WHAT3WORDS: ///crew.proudest.slippery

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
639.05 sq. ft.
(59.37 sq. m)



First Floor
Approximate Floor Area
338.41 sq. ft.
(31.44 sq. m)

TOTAL APPROX. FLOOR AREA 977.47 SQ.FT. (90.81 SQ.M.)

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