



Guide Price £230,000
Martyns Rise, Long Melford



THE PROPERTY

Offered with no onward chain, this three-bedroom home is set within the sought-after village of Long Melford. The entrance hallway provides access to both the living room and kitchen. The living room is bright and welcoming, benefitting from windows to the front and rear aspects, making it ideal for everyday living and entertaining. The kitchen features wooden worktops, ample work surface and a good range of storage cupboards. From here, a rear hallway leads to the ground floor bathroom and provides access to the rear garden. The bathroom is fitted with a bath with shower over, WC and wash basin with storage beneath.

To the first floor, bedrooms one and two are both well-proportioned doubles, while the third bedroom offers flexible use as a guest room or home office and includes a useful storage cupboard. Completing the first floor is a cloakroom fitted with a WC and pedestal wash basin.

Externally, the property benefits from a rear garden suitable for outdoor use, along with off-street parking to the front.

THE LOCATION

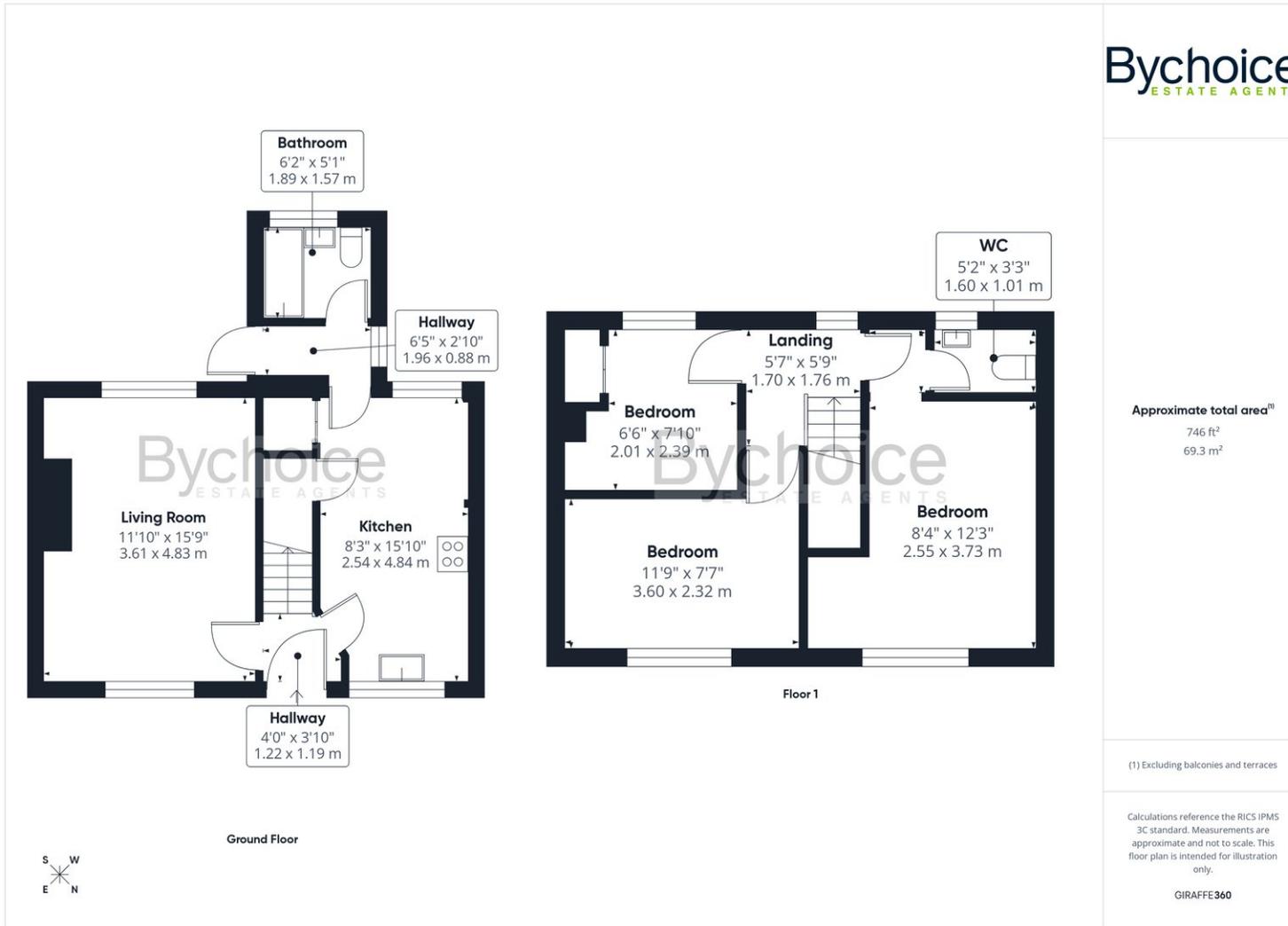
Long Melford is a highly regarded Suffolk village, renowned for its historic character, including its impressive Tudor and medieval buildings and the National Trust-owned Long Melford Hall. The village offers a range of independent boutiques, antique shops, galleries, cafés and restaurants, creating a vibrant yet traditional atmosphere.

Surrounded by picturesque countryside and close to the River Stour, the area is ideal for walking, cycling and enjoying the outdoors. Long Melford also benefits from a strong community feel, hosting regular local events throughout the year. Families are well catered for with a choice of well-regarded schools, while nearby Sudbury provides further amenities and transport links.









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Council & Council Tax Band – Band B -
Babergh District Council

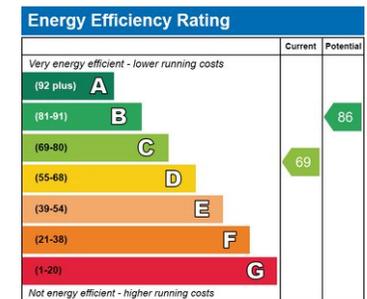
Tenure – Freehold

Broadband – Ultrafast broadband with
downloads speeds of up to 1800 Mbps
and upload speeds of up to 1000 Mbps
(Ofcom data)

Mobile Coverage – Voice & Data likely
outdoor with EE, Three, O2 &
Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric,
Mains Drainage, Gas Central Heating

Property Construction – Standard
Brick. The sellers advised the flat roof
above the bathroom is in need of
replacing.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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