



**41 Middle Way,
Long Melford, Suffolk**

**DAVID
BURR**

41 Middle Way, Long Melford, Sudbury, Suffolk, CO10 9EF

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 spacious two bedroom semi-detached bungalow is situated close to the wonderful amenities Long Melford has to offer, with modern contemporary kitchen, separate utility and with a private landscaped garden, parking and garaging.

The Property

You are initially greeted by a welcoming entrance hall with useful airing cupboard providing storage which leads onto a wonderfully light sitting room with large window overlooking the front garden and green space to the front. Beyond the sitting room, you will find a more recently refitted contemporary kitchen that is incredibly well-served and offering ample storage with cloakroom beyond with WC and wash hand basin and, matching utility to the kitchen. Stretching across the back of the property is the dining room; this room enjoys panoramic elevated views over the rear garden with door leading onto the terraced seating area. Off the initial entrance hall, there are two double bedrooms, the second overlooking the front garden, with the master enjoying French doors onto the rear terrace, fitted out with a range of matching wardrobes and drawer units. These rooms are serviced by a contemporary family shower room with double width shower, WC, wash hand basin and heated towel rail and large airing cupboard.

Outside

The front garden has been landscaped for low maintenance with a range of shrubs and rose bushes, with footpath leading to the front door and lavender to either side as well as a magnolia tree and fig tree.

To the rear garden accessed off both the dining room and master bedroom is a large terraced seating area that is of great space for entertaining, inviting a range of potted plants with borders to either side offering season colour,

with a range of climbers and fruit trees, and two useful storage sheds to the rear boundary. A side access gate towards the back of the plot brings you to an area of off-street parking with up and over door providing access to the garage.

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

EPC RATING: Band TBC – 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: B.

TENURE: Freehold

WHAT3WORDS: ///dressy.artichoke.rank

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

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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.

