

DAVID BURR

West Lyn,
Long Melford, Suffolk

West Lyn, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9DY

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 charming village house forms part of an elegant Georgian fronted grey brick terrace in the heart of one of East Anglia's most highly regarded village. Further benefits include off road parking and a large garden.

Accommodation

The sitting room is a light room with a large bay window which in turn provides views over the greensward to the front. There is a large arched recess and an open fireplace with tiled slips and hearth, and an archway leads through to the kitchen, which is finished with a range of matching units and worktops incorporating a single drainer sink unit and mixer tap over, with an integrated fridge, electric double oven and four ring gas hob with extractor fan over. A utility hall provides plumbing for a washing machine, a fitted worktop and a door to the garden, and leads to a shower room with a fully tiled shower cubicle, WC and wash hand basin with storage below. Upstairs, a landing serves two bedrooms. Bedroom one has a large sash window that provides for views over the little green, together with a wardrobe and a fireplace with ornate grate and wood surround.

Outside

Immediately behind the house is a small courtyard area. Towards the side of the property is a long gravel drive which in turn leads to a set of double gates and a particularly large walled garden which in turn could provide parking if required.

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

EPC RATING: Band E – 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: fakes.decking.husky

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.

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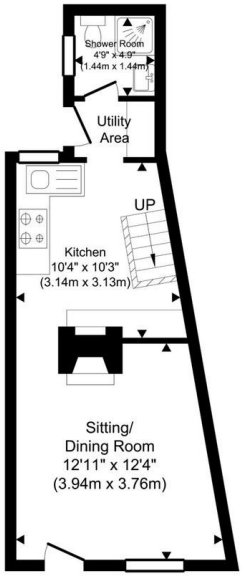
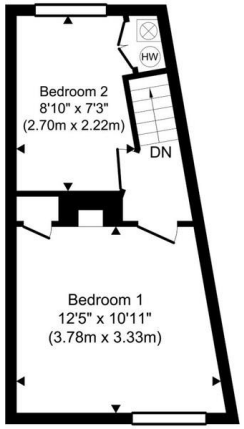


Ground Floor
Approximate Floor Area
281.47 sq. ft.
(26.15 sq. m)



First Floor
Approximate Floor Area
240.57 sq. ft.
(22.35 sq. m)

TOTAL APPROX. FLOOR AREA 522.04 SQ.FT. (48.50 SQ.M.)
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