



17 Westgate Street,
Long Melford, Suffolk

DAVID
BURR



17 Westgate Street, Long Melford, Sudbury, Suffolk, CO10 9DS

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 two double bedroom cottage offers many original features with a pretty landscaped cottage style garden abutting wonderful field views.

The Property

You are initially greeted by a full width sitting room with open Victorian style fireplace with alcove shelf storage and hidden cupboard with an understairs nook and open stud work providing further seating area and storage, with Suffolk brick flooring continuing into the kitchen/dining room where you will find a well served kitchen with open fireplace, that is currently not in use. French doors off the kitchen/dining room lead to an orangery which stretches across the back of the property offering panoramic views over the rear cottage style garden.

To the first floor are two generous double bedrooms that are vaulted exposing many original timbers. These rooms are serviced by a family bathroom made up of traditional suite with a pedestal wash hand basin, close coupled WC and roll top bath.

Outside

To the front of the property is a large area of parking that is unallocated, leading to the front door, with side access footpath leading to the rear. To the immediate rear of the property, accessed from the orangery, is a large brick-paved terrace offering a great space for entertaining and to enjoy the southerly facing rear garden, with footpath meandering to the back of the garden, passing well stocked borders, full of seasonal colour, shrubs and hedging.

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: N/A

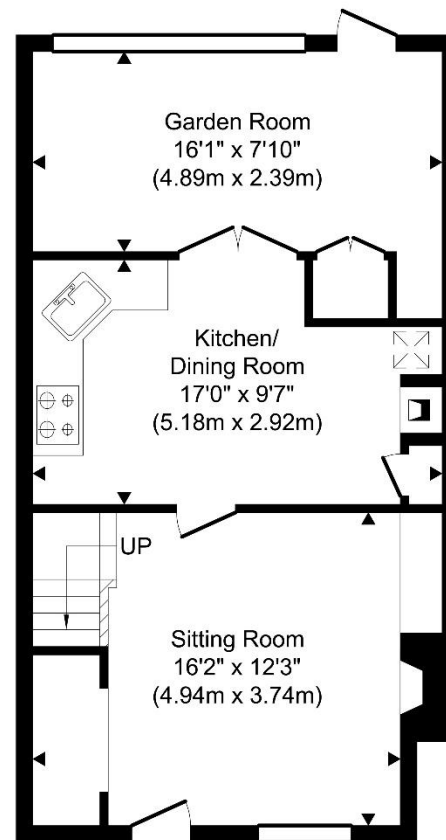
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B.

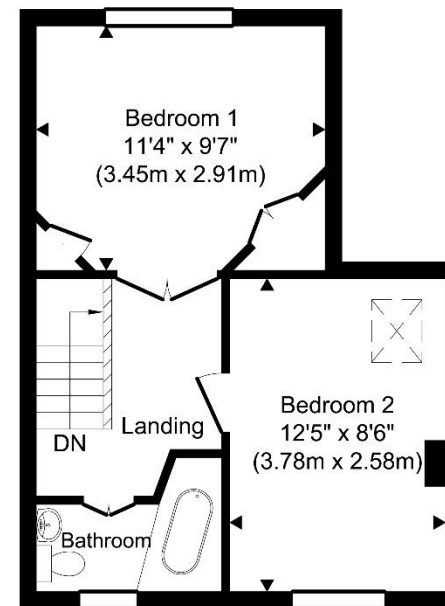
WHAT3WORDS:///stag.evoke.shovels

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
480.39 sq. ft.
(44.63 sq. m)



First Floor
Approximate Floor Area
308.92 sq. ft.
(28.70 sq. m)

TOTAL APPROX. FLOOR AREA 789.31 SQ.FT. (73.33 SQ.M.)

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