



**3 Peddars Court,
Long Melford, Suffolk**

**DAVID
BURR**

3 PEDDARS COURT, LITTLE ST MARYS, LONG MELFORD, SUFFOLK,

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 village house situated in a desirable location within short walking distance of amenities in a tucked-away position. The property contains accommodation which includes, on the ground floor, a sitting/dining room, kitchen, garden room and cloakroom with two double bedrooms and a shower room upstairs. There is the further benefit of off-road parking and a garage within a block as well as a private enclosed garden.

A two bedroom village house with garden, garage and parking within short distance of amenities.

ENTRANCE HALL: With staircase rising to first floor with storage cupboard below and further doors leading to.

SITTING/DINING ROOM: A well proportioned and versatile room with a double glazed double hung sash window overlooking the garden, serving hatch leading to kitchen and double doors leading to:-

GARDEN ROOM: With a variety of potential uses and double doors leading onto the garden.

KITCHEN: With a matching range of base and wall level wood effect units with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side. Integrated NEFF oven, space and plumbing for free-standing dishwasher, 4 ring stainless steel gas hob with extractor over and space for free-standing refrigerator.

CLOAKROOM: Containing a W.C. and a wash hand basin with storage below.

First Floor

LANDING: With linen cupboard off and doors leading to:-

BEDROOM 1: A well proportioned, light double bedroom with twin sash windows overlooking the driveway, single and double wardrobes off.

BEDROOM 2: A double bedroom with an outlook over the garden and fitted double wardrobe.

SHOWER ROOM: Containing a large corner shower with tiled surround and glass screen doors, W.C., pedestal wash hand basin and chrome heated towel rail.

Outside

The property is accessible via a shared private access which serves a small number of dwellings and leads onto a private area of **OFF-ROAD PARKING** and leads onto a:-

GARAGE: With up and over door.

To the rear of the property is a private, enclosed garden with stone paved terrace and well-stocked borders enclosed by hedging and fencing.

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

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

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

COUNCIL TAX BAND: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: pillow.hazelnuts.famous

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.



