

oakheart



£400,000

Offers In The Region Of
Martyns Rise, Long Melford

A stunning four-bedroom family home, finished to an exceptional standard throughout and occupying a generous plot with off-road parking, enclosed rear garden and the added benefit of an energy-efficient air source heat pump with underfloor heating to the ground floor.

The property opens into a spacious and welcoming entrance hall with useful understairs storage, setting the tone for the stylish accommodation throughout. To the front of the property is a versatile snug, ideal as a home office, playroom or second reception room, whilst the dual-aspect sitting room enjoys an abundance of natural light and provides an excellent space for relaxing.

Undoubtedly the heart of the home is the impressive kitchen/breakfast room, fitted with a contemporary shaker-style kitchen complemented by solid oak worktops and a range of integrated Lamona appliances including a dishwasher, fridge/freezer, eye-level oven, washing machine and electric hob with extractor over. There is ample space for a family dining table, with French doors opening directly onto the rear patio, creating the perfect space for indoor and outdoor entertaining. A cloakroom completes the ground floor accommodation.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from a beautifully appointed en-suite shower room, whilst

the remaining bedrooms are served by a stylish family bathroom finished with full-height tiling and contemporary sanitaryware. The fourth bedroom, created as part of the property's extension, enjoys pleasant views across the rear garden.

Externally, the property offers off-road parking for multiple vehicles to the front, with a turfed lawn and gated side access leading to the rear. The enclosed rear garden has also been turfed and features an extensive patio adjoining the house together with a raised entertaining terrace, providing the perfect setting for alfresco dining and family gatherings.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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