



Station Road, Long Melford, Sudbury CO10 9HT



welcome to

Station Road, Long Melford, Sudbury

Set within a highly regarded village is this impressive four bedroom detached home. The property offers spacious and well presented accommodation, including stunning open plan kitchen/living, and is further enhanced with ample parking, garage and private garden.



Entrance Porch

Double glazed door to front aspect. Double glazed window to side aspect. Radiator. Door leading to:-

Entrance Hall

Double glazed window to side aspect. Stairs rising to first floor, radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and vanity wash hand basin. Radiator.

Dining Room

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed bay window to front aspect. Radiator.

Kitchen / Living Area

27' 8" max x 18' 9" max (8.43m max x 5.71m max)

L-shaped. Double glazed window to front aspect. Two double glazed windows to rear aspect. Double glazed french doors leading to conservatory. Fitted kitchen with a range of matching wall and base units over areas of work surface. Two bowl butler sink with mixer tap set into wooden worktop. Integral dishwasher. Space for range style cooker with hob and hood over. Island with wooden worktop and storage. Cupboard housing central heating boiler.

Conservatory

12' 11" x 11' 7" max (3.94m x 3.53m max)

Double glazed windows to three aspects. Double glazed patio door leading to garden.

Galleried Landing

Double glazed window to front aspect. Access to loft via ladder. Storage cupboard. Radiator.

Bedroom One

13' 1" max x 12' 4" (3.99m max x 3.76m)

Double glazed window to rear aspect. Range of fitted wardrobes. Radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan.

Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m)

Double glazed window to front aspect. Radiator.

Bedroom Three

12' 4" x 8' 3" (3.76m x 2.51m)

Double glazed window to rear aspect. Radiator.

Bedroom Four

9' 1" x 7' 10" (2.77m x 2.39m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap. Extractor fan, radiator.

Front Garden

A large block paved driveway provides ample off road parking.

Rear Garden

The rear garden commences with a large patio seating terrace. There is a further patio seating area and the remainder is predominantly laid to lawn. Raised beds with mature shrubs. There is a further paved area with a shed and studio, and large side access that provides a useful storage area with a gate to the front and an outside tap. External power points and light. Door leading to garage.

Garage

17' 1" x 8' 2" (5.21m x 2.49m)

Electric roller door. Power and light connected. The rear section of the garage has been partitioned with a door leading to the garden and a door leading to the remainder of the garage.

Studio

13' 8" x 7' 2" (4.17m x 2.18m)

Power and light connected.



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welcome to

Station Road, Long Melford, Sudbury

- Highly regarded village location
- Detached home
- Four bedrooms
- En-suite, family bathroom and ground floor cloakroom
- Private wrap around garden with studio with power connected

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111102 - 0003

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk