

oakheart



£300,000

Guide Price

Sampson Drive, Long Melford

Guide Price £300,000 - £325,000

Situated on a popular residential street in the highly sought-after village of Long Melford, this well-presented three bedroom semi-detached home offers comfortable and versatile accommodation, ideal for families, first-time buyers, or those looking to downsize.

The ground floor features a spacious living room, providing an inviting space for both relaxing and entertaining, with sliding doors opening onto an external seating area. The living room also benefits from a generous storage space, enhancing its practicality. To the front of the property is a well-appointed kitchen, fitted with a range of timber-effect base and wall-mounted units

topped with white work surfaces, an inset sink and drainer unit with detachable mixer tap, and space for appliances. A ground-floor WC adds everyday convenience, and the layout flows well for modern living.

To the first floor are three well-sized double bedrooms, including a generously proportioned principal bedroom benefitting from en-suite facilities comprising a shower cubicle, low-level WC and wash hand basin. The accommodation is further complemented by a family bathroom with a partially tiled finish, comprising a panelled bath, low-level WC and wash hand basin.

Externally, the property benefits from driveway parking and an adjoining

garage, which is accessible from both the front driveway and the rear garden. To the rear is a low-maintenance garden, commencing with a paved seating area ideal for outdoor dining, leading further to an area of shingle and lawn, creating a practical and enjoyable outdoor space.

Call Oakheart today to arrange your viewing!











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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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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