

oakheart



£300,000

Price Guide

Little St. Marys, Long Melford

£300,000 - £325,000 A charming Grade II Listed two-bedroom period cottage, beautifully combining a wealth of character features with a range of contemporary improvements. Occupying an attractive position with far-reaching meadow views to the rear and a south-westerly facing garden, the property offers a delightful combination of character, comfort and low-maintenance outdoor space.

The property is approached via an entrance vestibule leading into a characterful sitting room, featuring exposed beams, a splendid floor-to-ceiling exposed red brick chimney breast, recessed shelving and an impressive inglenook fireplace housing a log-burning stove on an attractive brick hearth.

The kitchen/dining room provides an excellent blend of period charm and modern finishes, with exposed beams and an extensive range of fitted units complemented by thick quartz worktops. Integrated appliances include a Neff electric oven, combination microwave, warming drawer, four-ring hob, extractor and dishwasher. A useful storage cupboard and staircase rise from the room, while an opening leads to the rear hall.

The rear hall has a tiled floor and double doors opening directly onto the terrace and garden beyond, creating a natural connection between the house and outside space. A useful utility cupboard provides additional storage, plumbing for a washing machine and houses the recently installed gas

combination boiler.

Upstairs, the landing retains exposed beams and leads to two well-proportioned bedrooms and the family bathroom. Bedroom one is a light and attractive room with a pretty outlook over the street scene and benefits from a large built-in cupboard/wardrobe. Bedroom two enjoys far-reaching views across the surrounding meadows and incorporates an extensive range of fitted wardrobes and a useful shelved linen cupboard.











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GLA¹⁰
51.24 m²
551.55 ft²

Total
69.11 m²
743.92 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

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