



Sampson Drive, Long Melford, Sudbury CO10 9TF



welcome to

Sampson Drive, Long Melford, Sudbury

Occupying a non-estate setting within the highly regarded village of Long Melford with views over meadows to the front is this four bedroom detached home, offering spacious accommodation including three reception rooms, a kitchen/diner, and further enhanced with ample parking and double garage



Entrance Hall

Door to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator.

Cloakroom

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

Study

11' 11" into recess x 6' 8" (3.63m into recess x 2.03m)
Double glazed window to front aspect with views over the meadow. Radiator.

Lounge

15' 10" x 12' (4.83m x 3.66m)
Double glazed patio doors to rear aspect. Two radiators.

Kitchen / Diner

19' 4" x 12' 5" max (5.89m x 3.78m max)
Double glazed window to rear aspect and double glazed patio doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl, Integral double oven with inset hob and hood over. Space for appliances, radiator.

Dining Room

12' 3" x 10' 1" (3.73m x 3.07m)
Double glazed window to front aspect with views over the meadow. Radiator.

Landing

Access to loft via ladder. Airing cupboard. Radiator,

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)
Double glazed window to front aspect with views over the meadow. Two double built in wardrobes. Radiator.

Wet Room

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

Bedroom Two

13' into recess x 12' 5" (3.96m into recess x 3.78m)
Two double glazed windows to rear aspect. Two double built in wardrobes. Radiator.

Bedroom Three

12' 3" x 9' 10" (3.73m x 3.00m)
Double glazed window to front aspect with views over the meadow. Two double built in wardrobes. Radiator.

Bedroom Four

10' 7" x 6' 10" (3.23m x 2.08m)
Double glazed window to front aspect with views over the meadow. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower over. Extractor fan, radiator.

Front Garden

Predominantly laid to lawn with a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with mature shrubs. Rear gate leads to parking and the double garage.

Double Garage

17' x 16' 8" (5.18m x 5.08m)
Pitched roof. Two up and over doors. Power and light connected.



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welcome to

Sampson Drive, Long Melford, Sudbury

- Four bedrooms
- Detached home
- Double garage and ample parking
- En-suite to master, family bathroom and ground floor cloakroom
- Spacious lounge, dining room and study

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110290 - 0006

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