

oakheart

£545,000

Offers In The Region Of
Sampson Drive, Long Melford

This beautifully presented detached family home has been thoughtfully modernised by the current owner, creating a stylish and versatile living space perfectly suited to modern family life. Boasting generous proportions throughout, the property offers a seamless blend of contemporary finishes and practical design, all set within a highly sought-after village location.

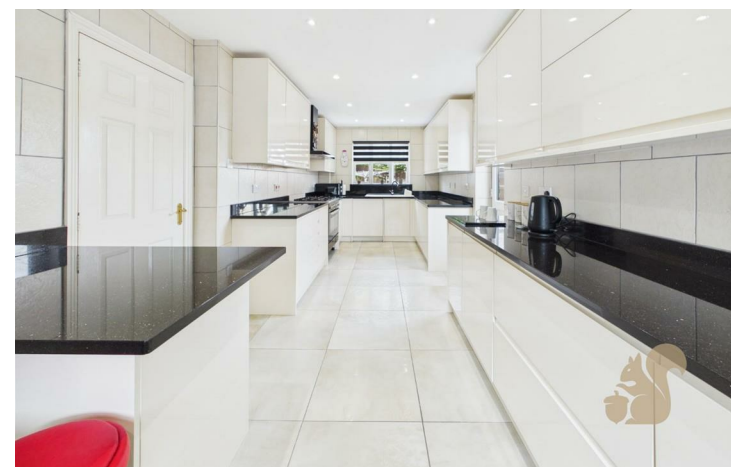
Upon entering, a welcoming entrance hall leads to a range of well-appointed ground floor rooms, including a bright and spacious living room with patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The separate dining room/ dedicated study provide additional flexibility for family living or home working.

At the heart of the home is the stunning refitted kitchen/breakfast room, designed with both style and functionality in mind. Featuring a range of modern units, quality work surfaces and cooking appliances, this space is perfect for everyday living and social gatherings alike, with direct access to the garden.

Upstairs, the property offers four well-proportioned bedrooms. The impressive principal bedroom benefits from a contemporary ensuite shower room. A newly updated family bathroom serves the remaining bedrooms, all finished to a high standard, along with a newly fitted cloakroom on the ground floor.

Externally, the landscaped rear garden provides a private and tranquil setting, ideal for outdoor entertaining. A standout feature is the garden cabin, complete with power, offering excellent potential as a home office, gym, or hobby space. To the front, a generous driveway leads to a detached double garage with power and lighting.

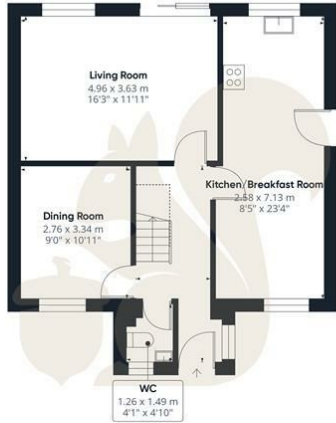
Situated within walking distance of local amenities and positioned in a popular village setting, this exceptional home combines modern living with a convenient and desirable location.



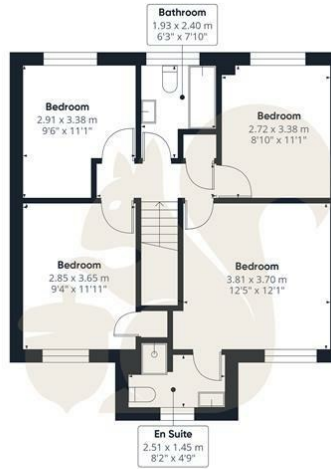








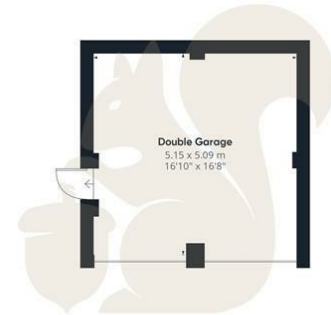
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Main building GLATM

122.37 m²
1317.21 ft²

Main building total

122.37 m²
1317.21 ft²

Bonus space

45.27 m²
487.28 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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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