



DAVID
BURR

**Cedarsky,
Long Melford, Sudbury, Suffolk**



Cedarsky, Long Melford, Sudbury, Suffolk, CO10 9DB

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This outstanding eco home has been constructed with conserving energy in mind whilst offering all the benefits that suit modern day living. The well-presented accommodation offers versatility that is further complemented by off-road parking and a generous partly walled-garden. **NO ONWARD CHAIN.**

An exceptional eco home with versatile accommodation and an outstanding garden.

ENTRANCE VESTIBULE: With doors to a 14ft 10” entrance hall and with an attractive tiled floor and opening to:

Inner hall: Useful storage cupboard, book shelving and opening to:

KITCHEN/BREAKFAST/DINING ROOM: An exceptional space with a roof lantern that provides good natural light and a feeling of space created by a 9ft opening to the drawing room. The kitchen area has been finished with an extensive range of attractive modern units under thick granite worktops that incorporate a single drainer sink unit with mixer tap over. Wine racking, wine fridge, deep pan drawers, two refrigerated drawers, integrated electric double oven, Neff induction hob with extractor fan over. Space for an American style fridge freezer and breakfast bar. Water softener. Opening to:

DRAWING ROOM: A lovely light room with bi-folding doors that open to create a 14ft opening to a large terrace and garden beyond. An attractive tiled floor runs throughout that is complemented by a contemporary fire with limestone surround.

BEDROOM 3/SITTING ROOM: A versatile room with extensive fitted book shelving that is currently utilised as a sitting/office room. This room links well with the drawing room and includes a set of double doors that opens into the:-

GARDEN ROOM: A lovely extension providing an area of seating with views over the beautiful rear garden and double doors onto terracing.

UTILITY ROOM: Large oak fronted storage cupboards, attractive floor tiling, additional storage cupboard with granite worktop and inset sink unit with mixer tap over. Plumbing for washing machine and door to side garden.

BEDROOM 1: With extensive built in wardrobes and a wall of glass that provides good natural light finished with fitted French style shutters. Door to:

EN-SUITE: Attractively tiled and finished with a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below and mirror above.

BEDROOM 2: With built in ‘his & hers’ double wardrobes and a wall of glass with fitted French style shutters.

SHOWER ROOM: Attractively tiled and finished with a shower, heated towel rail, WC and wash hand basin.

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Outside

To the front of the property is a private driveway providing **AMPLE OFF ROAD PARKING**. The current owners have created a cleverly designed courtyard garden enclosed by cedar clad fencing to ensure a high degree of privacy and which is accessible by both bedrooms one and two. To the rear, the most exceptional partly walled-garden enjoys complete privacy and includes a large terrace designed with entertaining/alfresco dining in mind which is covered by a slatted roof pergola. This lies adjacent to areas of lawn surrounded by beds filled with colour and variety and an established Beech tree. There is a large garden shed beside a vegetable and fruit area and a high quality green house.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating. Underfloor heating. **NOTE:** None of these services have been tested by the agent.

EPC: C - A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council

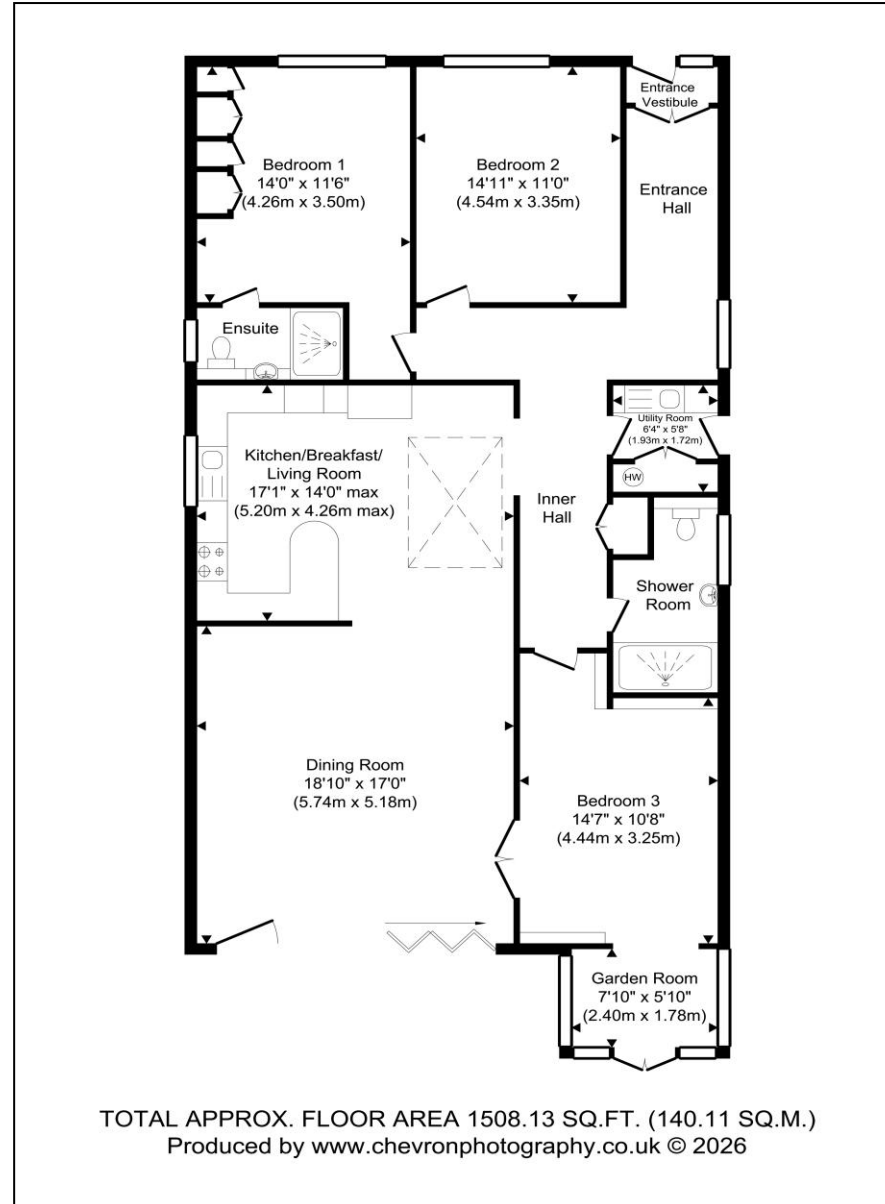
COUNCIL TAX BAND: D

VIEWING: Strictly by prior appointment only through DAVID BARR.

WHAT3WORDS: tweed.afternoon.ledge



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Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404–Woolpit 01359 245245 – Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888

