



29 Old Court,  
Long Melford, Suffolk

DAVID  
BURR







# 29 Old Court, Long Melford, Sudbury, Suffolk, CO10 9HA

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).

A particularly well-presented semi-detached house situated in one of Long Melford's most sought-after cul-de-sacs within short and flat walking distance of numerous local amenities. Accommodation is arranged over two levels which includes a sitting room, garden room and a recently installed kitchen/dining room, together with a large pantry and a ground floor cloakroom. Upstairs, four bedrooms are served by a high-quality shower room. Outside, the property benefits from off-street parking as well as a garage and attractive private enclosed garden.

## A beautifully presented four bedroom semi-detached house within short walking distance of village amenities.

Front door leading to:-

**ENTRANCE HALL:** With space for coats and shoes, attractive herringbone wood effect vinyl flooring and with a staircase rising to first floor. Doors leading to:

**SITTING ROOM:** A well-proportioned reception room with plenty of space for seating arranged around a central, multi-fuel burning stove with wooden mantle and a recently installed bay window with fitted slatted shutters allowing plenty of natural light. uPVC double doors open into:

**GARDEN ROOM:** With further space for seating, double doors opening onto terracing and gas fired radiator from the central heating.

**KITCHEN/DINING ROOM:** Finished to a high standard and installed approximately three years ago, with karndean flooring and plenty of room for a dining table and chairs. The kitchen contains a matching range of base and wall level shaker style units with wood work surfaces incorporating a four ring gas hob with extractor fan over and a one and a half ceramic sink with mixer tap above and drainer to side. Integrated appliances include a Hotpoint oven with grill over, integrated refrigerator and freezer, dishwasher and washing machine. Substantial pantry cupboard off and ample storage including display cupboards with fitted shelving. Door opening onto the rear garden.

**CLOAKROOM:** Containing a WC and a wash hand basin with tiled splashback and storage below.

### First Floor

**LANDING:** With access to loft storage space (boarded) and with doors leading to:-

**BEDROOM 1:** A well-proportioned double room with an outlook over the rear garden and a range of floor to ceiling fitted wardrobes with sliding doors (one of which is mirror fronted) and with inset shelving and hanging rails.

**BEDROOM 2:** A further double bedroom with a mirror fronted sliding wardrobe.

**BEDROOM 3:** An ideal guest bedroom with mirror fronted sliding wardrobes and an outlook to the front.

**BEDROOM 4:** Currently utilised as a study but with a clear potential to be used as a further bedroom.

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**SHOWER ROOM:** Containing a tiled double width shower with frameless shower screen, waterfall style shower head and additional attachment below. WC, vanity suite and a tall chrome heated towel rail.

## Outside

To the front of the property is a private area of garden with two outstanding mature olive trees. Adjacent is a private driveway which provide **OFF-ROAD PARKING** for approximately two vehicles and leads on to a:

**GARAGE:** With space for sheltered parking, light and power connected and bordered roof storage space. Personnel door opening onto the rear garden behind.

The rear garden has been well-cared for and contains a stone paved terrace providing a private area of seating, adjacent to an expanse of lawn surrounded by well-stocked beds. There is the further benefit of a high-quality **TIMBER STORAGE SHED**, external lighting and water tap.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Mains water, drainage and electricity connected. Gas fired heating via radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band C – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

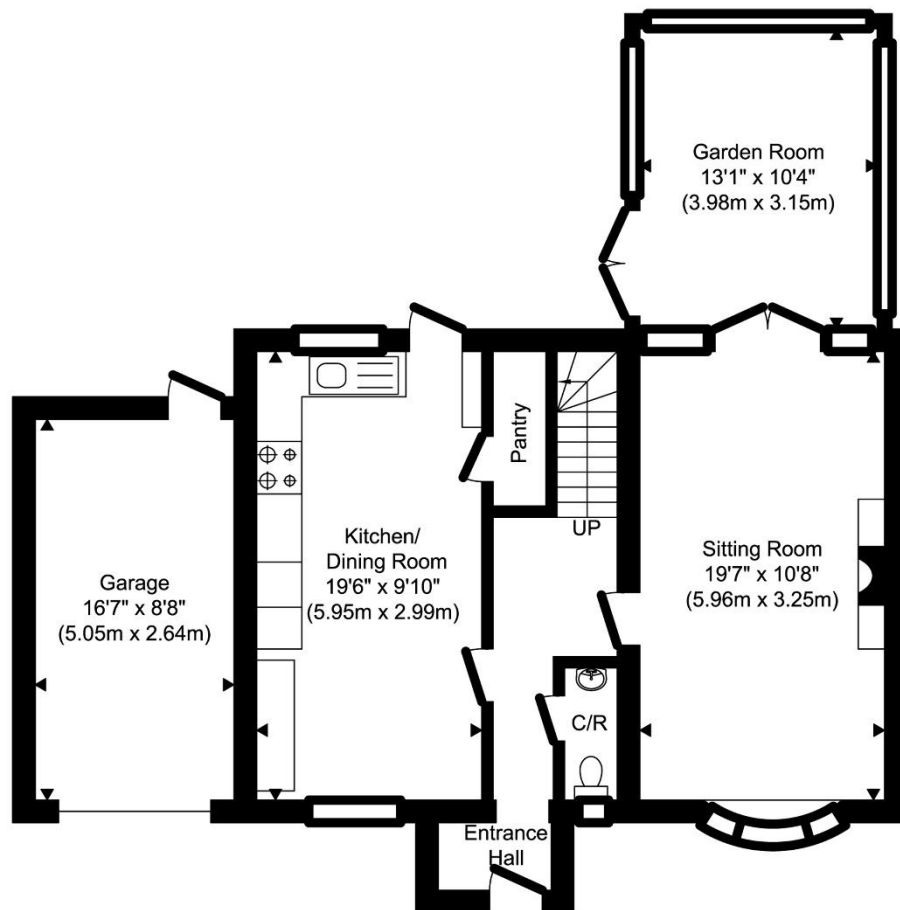
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

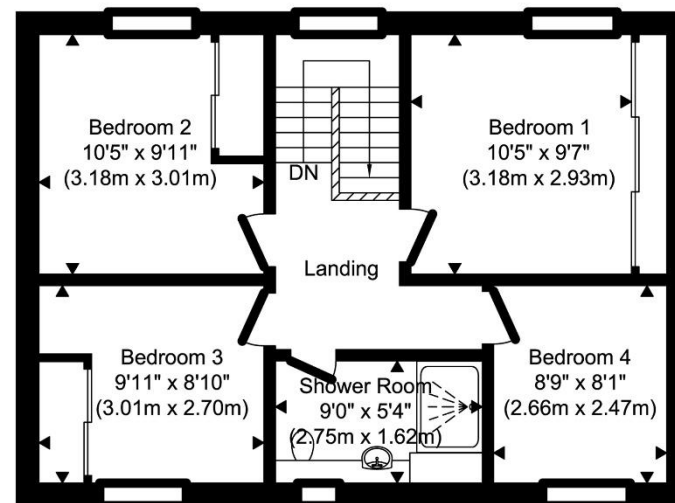
**WHAT3WORDS:** squashes.takes.spoon

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor  
Approximate Floor Area  
862.61 sq. ft.  
(80.14 sq. m)



First Floor  
Approximate Floor Area  
534.10 sq. ft.  
(49.62 sq. m)

TOTAL APPROX. FLOOR AREA 1396.72 SQ.FT. (129.76 SQ.M.)

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