

oakheart



£500,000

Price Guide

Southgate Gardens, Long Melford

£500,000 - £550,000 Set within a quiet cul-de-sac, this well-presented and substantially extended detached family home offers versatile accommodation arranged over two floors. The property provides four good-sized bedrooms, two bathrooms, an open plan kitchen/diner, separate living room, additional office/playroom and a flexible rear reception space. Externally, there is a detached double garage and a generous driveway providing off-road parking for several vehicles.

The welcoming entrance hall has stairs rising to the first floor, access to a ground floor cloakroom and doors leading through to the principal reception rooms. The impressive 20ft bay-fronted living room features a wood burning

stove and enjoys a pleasant outlook, with access through to a useful office/playroom overlooking the rear garden.

At the heart of the home is the extended kitchen/diner, which has been recently refitted with a range of shaker-style wall and base units complemented by oak work surfaces. A central island provides additional preparation space and seating, while integrated appliances include a microwave, two electric ovens, five-ring gas hob with extractor over and dishwasher. There is also an inset sink/drainage, plumbing for a washing machine and space for further appliances. The room benefits from tiled flooring, access to the driveway and French doors opening directly onto the

rear garden.

To the rear is a further flexible living space, offering excellent versatility as an additional reception room, family room or playroom, with doors opening onto the garden.

Upstairs, the landing provides access to the loft, airing cupboard, four bedrooms and the family bathroom. The extended principal bedroom is particularly spacious and benefits from both built-in and walk-in wardrobes, together with a generous en-suite shower room.











Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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