



**19 Blunden Close,
Long Melford, Suffolk**

**DAVID
BURR**



19 Blunden Close, Long Melford, Sudbury, Suffolk, CO10 9LL

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 spacious three bedroom town property offers generous accommodation across three levels, with ample storage throughout as well as a private rear garden, off-road parking and home office.

ENTRANCE HALL: An inviting room with space for shoes and coats with staircase leading to first floor, large understairs storage cupboard and opening to the sitting room with door leading to:

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of contemporary matching units with a thick stone effect worktop and matching return, with space for a dining table to one end. Integrated appliances include a five ring gas hob with extractor above, one and a half eye-level oven, dishwasher, fridge freezer, washing machine, stainless steel one and a half sink with drainer unit and mixer tap. From here, you have views over the green space to the front, with bespoke fitted blinds.

SITTING ROOM: Stretching across the back of the property, this is a generous size room with french doors leading to rear terracing and views over the garden beyond, again fitted with bespoke shutter blinds with ample space for other sitting room furniture.

First floor

LANDING: With airing cupboard and further double door linen cupboard, with doors leading to:

BEDROOM TWO: A generous double bedroom with views over the rear garden, with a bank of fitted wardrobes offering ample wardrobe storage.

BEDROOM THREE: A generous third bedroom with views over the green to the front.

BATHROOM: A three piece suite consisting of a close coupled WC, pedestal wash hand basin and large panel bath with overhead shower, shower screen and attractive tiled surround.

MASTER SUITE: Accessed off the first floor landing, you are greeted by an initial dressing room area with bespoke fitted drawers and wardrobe storage, with staircase leading to:

BEDROOM: This is a large sleeping area that is currently home to a super king size bed, again with lots of bespoke fitted wardrobes and drawer units, as well as a further dressing room area, this is a double aspect room full of natural light with door leading to:

EN-SUITE: A three piece suite consisting of a pedestal wash hand basin with mixer tap above, close coupled WC, double width shower cubicle with overhead shower and shower screen and heated towel rail.

Outside

To the front of the property you will find a block paved driveway that provides **OFF-ROAD PARKING** and in turn leads to the **GARAGE** with up and over door and light and power connected, with further side access gate leading to the rear garden.

To the immediate rear of the garden is a terraced seating area being of great space for entertaining, with the rest of the garden being predominately laid to lawn with a further raised terraced seating area to the back of the garden, which enjoys the afternoon sun.

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A glass panel door leads you into the back two thirds of the garage that is converted to a **HOME OFFICE**, with light and power connected. This is a great space away from the property for anyone needing **studio space** or **home office** facilities.

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

EPC RATING: Band B. 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:** D

WHAT3WORDS: ///sniff.sushi.clauses

VIEWING: Strictly by prior appointment only through DAVID BURR.

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FLOORPLAN TO BE APPENDED

