



**Cordell Road
Long Melford, Suffolk**

**DAVID
BURR**

8 CORDELL ROAD, LONG MELFORD, SUFFOLK CO10 9EH

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 charming three-bedroom cottage enjoy and central position in the popular village of Long Melford, each of the bedrooms are of a generous size with a light double width principal reception room with kitchen abutting a private westerly facing rear garden.

A charming three bedroom village home.

The Property

To the ground floor you are initially greeted by a wonderfully light reception room that stretches across the front of the cottage with two windows filling the room with natural light. This room is finished with a light flagstone floor with an attractive fireplace that could be reinstated and stair case leading to first floor. To the back you will find a very well equipped shaker kitchen overlooking the rear garden with neighbouring utility cloakroom. Tow the first floor are two double bedrooms and a third single bedroom currently utilised as a home office serviced by a three piece family bathroom that includes a bath with overhead shower and tasteful stone tiling.

Outside

To the immediate rear of the property is a terrace area for entertaining with the rest of the garden being laid to lawn with established shrubs and climbers with the addition of a summerhouse that could be used as a home office.

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

EPC RATING: 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: B

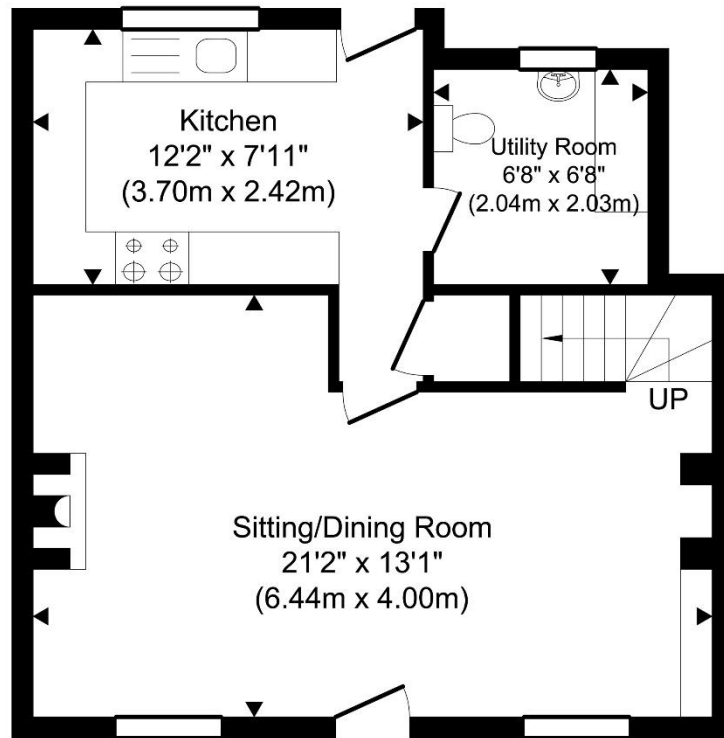
TENURE: Freehold

WHAT3WORDS: caps.adhesive.create

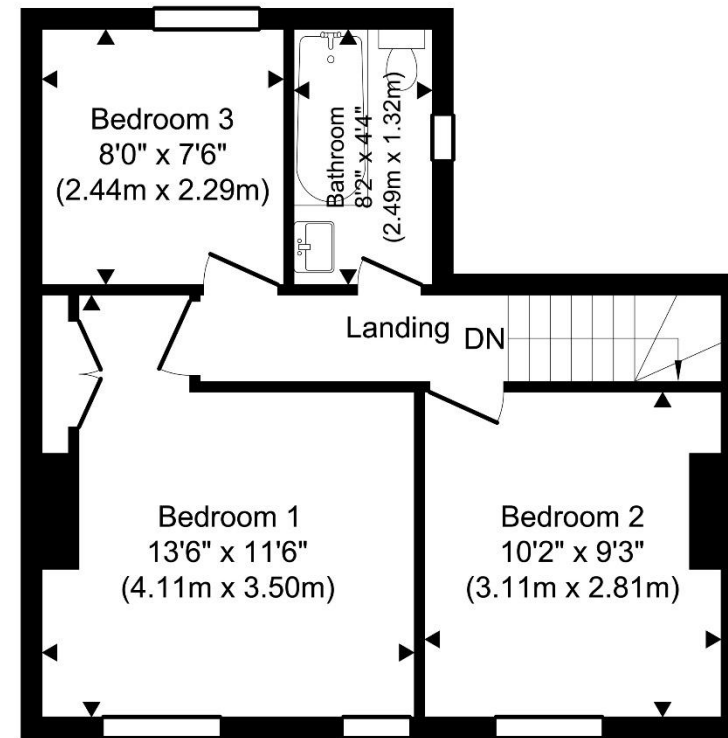
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
426.68 sq. ft.
(39.64 sq. m)



First Floor
Approximate Floor Area
377.59 sq. ft.
(35.08 sq. m)

TOTAL APPROX. FLOOR AREA 804.27 SQ.FT. (74.72 SQ.M.)

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