



£400,000

Price Guide

Braithwaite Road, Long Melford

PRICE GUIDE £400,000 - £425,000. This beautifully presented three double-bedroom linked-detached home offers spacious and well-balanced accommodation, positioned within the highly sought-after village of Long Melford and within easy walking distance of its excellent amenities. Enjoying a private south-facing garden and delightful meadow views to the front, with outlooks towards Melford Hall beyond, this home combines countryside charm with modern convenience.

The property opens into a welcoming entrance hall with stairs rising to the first floor. The sitting room is a generous and light-filled space, featuring a large sash window with shutters to the front aspect and French doors leading

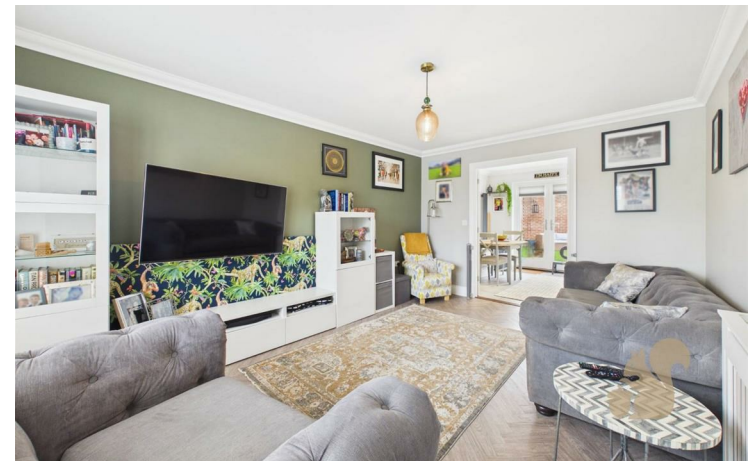
through to the kitchen/dining room. The kitchen/dining room is stylishly fitted with a range of shaker-style units complemented by quartz work surfaces and integrated appliances, with French doors opening directly onto the rear terrace, ideal for entertaining. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom enjoys far-reaching views to the front and benefits from built-in wardrobes and an en-suite shower room. The second bedroom is a particularly spacious dual-aspect room, while the third bedroom also offers good proportions and built-in storage. A family bathroom serves the

remaining bedrooms.

Externally, the property benefits from a shingle driveway providing off-road parking, leading to a carport and a generously sized garage with power connected. The rear garden is a standout feature, enjoying a walled south-facing aspect and comprising a large paved seating area, ideal for outdoor dining, with the remainder laid with artificial lawn.

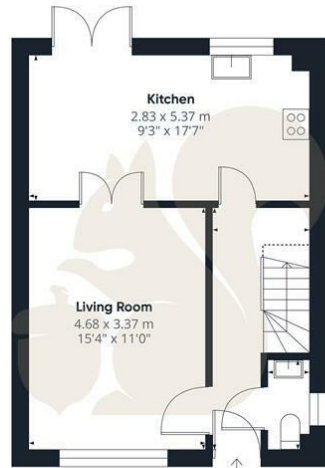
Call Oakheart today to arrange your viewing!



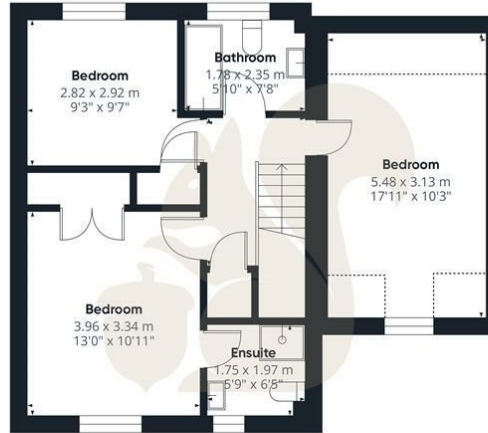




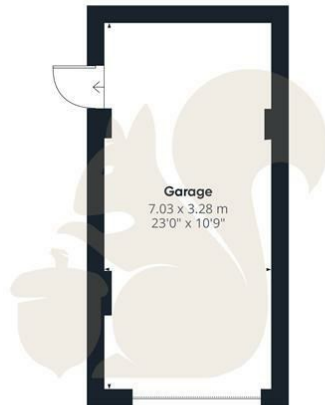




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

100.84 m²
1085.48 ft²

Main building total

100.84 m²
1085.48 ft²

Building 2 total

24.73 m²
266.16 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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