



30 Old Court,
Long Melford, Suffolk

DAVID
BURR



30 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 three bedroom semi-detached property situated on a highly coveted cul-de-sac within short walking distance of the amenities of one of East Anglia's most highly regarded villages. The property would benefit from some modernisation but represents an excellent opportunity for purchasers to renovate to their own specification. Accommodation is arranged over two levels which includes a sitting room, dining room, garden room and kitchen together with a ground floor cloakroom. Upstairs, there are three bedrooms served by a shower room. There is the additional benefit of plenty of off-street parking on both the driveway and beneath a carport, a garage with workshop/utility behind and a private, low maintenance garden behind to the rear. **NO ONWARD CHAIN.**

A three bedroom semi-detached property in a popular location, close to village amenities.

Front door leading to:

ENTRANCE VESTIBULE: With a cupboard for coats and shoes off and door leading to:

CLOAKROOM: Containing a W.C and wash hand basin.

DINING ROOM: With space for a dining table and chairs, staircase rising to first floor and door leading to:

SITTING ROOM: A well-proportioned room with plenty of space for seating arranged around a central chimney breast with an electric faux fire in place currently, but with the potential to be reinstated to a functional fireplace if required (subject to any necessary consents). Sliding door opening into:

GARDEN ROOM: Of timber construction and with double doors opening onto the rear garden and providing a further useful area of seating. An internal door leads into the rear section of the garage which is currently configured as a:

UTILITY/WORKSHOP: With light and power connected and space for various appliances and a door leading into the garage.

KITCHEN: Containing a matching range of base and wall level units with work surfaces incorporating a one and a half stainless steel sink with mixer tap above and drainer to side. Space for a freestanding cooker, space and plumbing for a dishwasher and space and plumbing for a tumble dryer and a fitted water softener. Useful storage cupboard off.

First floor

LANDING: With access to a largely boarded loft storage space and door leading to:

BEDROOM ONE: A double bedroom with an outlook to the front and a fitted wardrobe off.

BEDROOM TWO: A further double bedroom with a range of integrated wardrobes and an outlook over the garden.

BEDROOM THREE: Currently used as a hobbies room/study but with the potential to be used as a third bedroom if required.

SHOWER ROOM: Containing a large shower with a glass screen and a tiled surround, WC, vanity suite with storage below and a heated towel rail.

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Outside

To the side of the property is small paved front garden and a private driveway which provides off-street parking for two to three vehicles and in turn leads onto a garage with an up and over door, light and power connected. Part of the driveway is covered by a useful carport providing sheltered parking.

To the rear of the property is a private enclosed garden which has been landscaped with low maintenance in mind, with areas of seating and well-stocked beds.

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: Band TBC – 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: departure.circus.qualifier

VIEWING: Strictly by prior appointment only through DAVID BURR.



