

oakheart

£310,000

Offers In Excess Of
The Drays, Long Melford



Nestled in the heart of the historic and picturesque village of Long Melford, this delightful four-bedroom townhouse is set within the sought-after development of The Drays, just a short walk from the village centre. Offering spacious and flexible accommodation across three floors, along with a garage, driveway parking, and low-maintenance garden, this home is ideal for families or those seeking a well-connected village lifestyle.

Upon entering, a generous entrance hallway welcomes you with ceramic tiled flooring, understairs storage, and access to the cloakroom, integral garage, and kitchen/dining room. The modern kitchen is beautifully appointed with solid oak work surfaces, an induction hob, built-in oven, slimline dishwasher,

bespoke storage, and a pantry cupboard housing the boiler. A door opens out to the rear garden, providing a natural flow for indoor-outdoor living. The first floor features a light-filled sitting room with a feature fireplace, along with a double bedroom and a study, perfect for home working or use as a fifth single bedroom. The top floor comprises three further bedrooms and a family bathroom, as well as a built-in storage cupboard. The principal bedroom enjoys views to the rear and ample storage, while bedrooms three and four overlook the front aspect.

Outside, the property is set back from the road and features a driveway, small front garden, and an integral garage with an up-and-over door. The rear

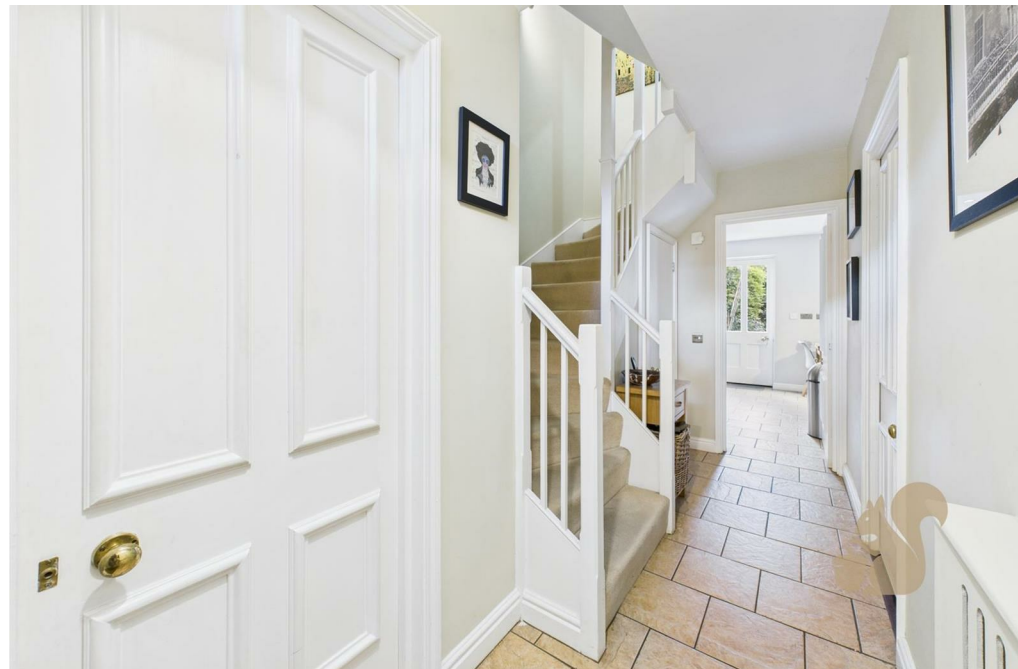
garden is designed for easy maintenance, offering a patio terrace ideal for al-fresco dining, artificial turf, and a storage shed.

Situated in a quiet, established development yet close to the village's boutique shops, pubs, and amenities, this lovely home combines convenience, comfort, and charm.

Call Oakheart today to arrange your viewing!



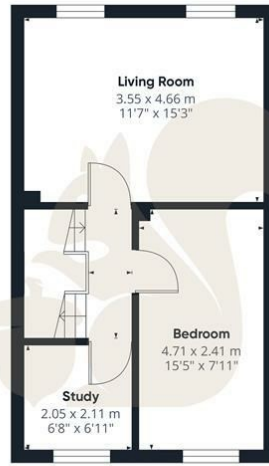








Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾
106.3 m²
1143 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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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