



High Street, Long Melford, Sudbury CO10 9DF



welcome to

High Street, Long Melford, Sudbury

This beautiful cottage sits at the top of a private drive just off the historic Long Melford Green. The property is brimming with character features throughout, offering flexible and spacious accommodation, and is further enhanced with off road parking and a private garden.



Living Room

16' x 15' 9" (4.88m x 4.80m)

Glazed entrance door. Windows to front and rear aspects. Two radiators. Large exposed brick inglenook fireplace with oak mantel. Stairs rising to first floor. Exposed timbers. Brick flooring.

Kitchen / Diner

15' 9" x 10' 9" (4.80m x 3.28m)

Windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral oven with hob and hood over. Cupboard housing central heating boiler. Door leading to:-

Home Office / Gf Bedroom

10' 8" x 6' 1" (3.25m x 1.85m)

Double glazed window to side aspect. Radiator. Door leading to:-

Shower Room

Window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Landing

Window to rear aspect. Exposed timbers. Storage areas.

Bedroom One

17' 3" x 9' 8" (5.26m x 2.95m)

Vaulted ceiling. Two windows to front aspect and window to side aspect with field views. Large storage cupboard, Exposed beams and brickwork. Two radiators.

Bedroom Two

10' 9" x 7' 6" (3.28m x 2.29m)

Vaulted ceiling. Windows to rear and side aspects with field views. Exposed timbers. Radiator.

Bathroom

Window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Exterior

The property is approached via a private shingled driveway that provides off road parking. This then opens onto a block paved areas that leads to the main garden with a patio seating area. The remainder is predominantly laid to lawn.

Shed

9' 10" x 4' 6" (3.00m x 1.37m)

Could be adapted to use as a studio/workshop.

Brick Shed

8' 10" x 3' 9" (2.69m x 1.14m)

Agent's Note

As is usual with properties of this type, one neighbour has a right of way across the rear garden.

what3words: ///latches.exotic.sharp



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welcome to

High Street, Long Melford, Sudbury

- Grade II listed 16th century cottage
- Beautiful character features
- Highly regarded village location
- Set in a quiet position
- Off road parking

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110439 - 0004

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