



Westgate Street, Long Melford, Sudbury CO10 9DS

welcome to

Westgate Street, Long Melford, Sudbury

Set within one of the areas most exclusive locations is this charming two bedroom and first floor bathroom cottage that is brimming with character throughout. This lovely home boasts a beautiful lounge, stunning kitchen/diner and is enhanced with a countryside garden backing onto fields.

Lounge

Windows to front aspect with fitted shutters. Door to front aspect. Snug area. Stairs rising to first floor. Open fireplace. Built in storage and large secret storage area. Radiator. Door leading to:-

Kitchen / Diner

Window to rear aspect and french doors leading to conservatory. Velux window. Fitted kitchen with a range of matching base units over areas of work surface. Sink with mixer tap and one and a half bowl set into wooden worktop. Integral oven with hob and hood over. Built in storage. Fireplace. Radiator.

Conservatory

Double glazed windows to three aspects. Double glazed door to rear aspect.

Landing

Vaulted ceiling with exposed timbers. Velux window.

Bedroom One

Double glazed window to rear aspect with views over fields. Built in storage. Radiator.

Bedroom Two

Window to front aspect with fitted shutters. Vaulted ceiling. Velux window to rear aspect. Built in storage. Radiator.

Bathroom

Window to front aspect with fitted shutters. Velux window. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Rear Garden

The rear country cottage garden has a number of block paved seating areas with a winding path to the rear of the garden and overlooks fields. Beds to borders. Rear access.





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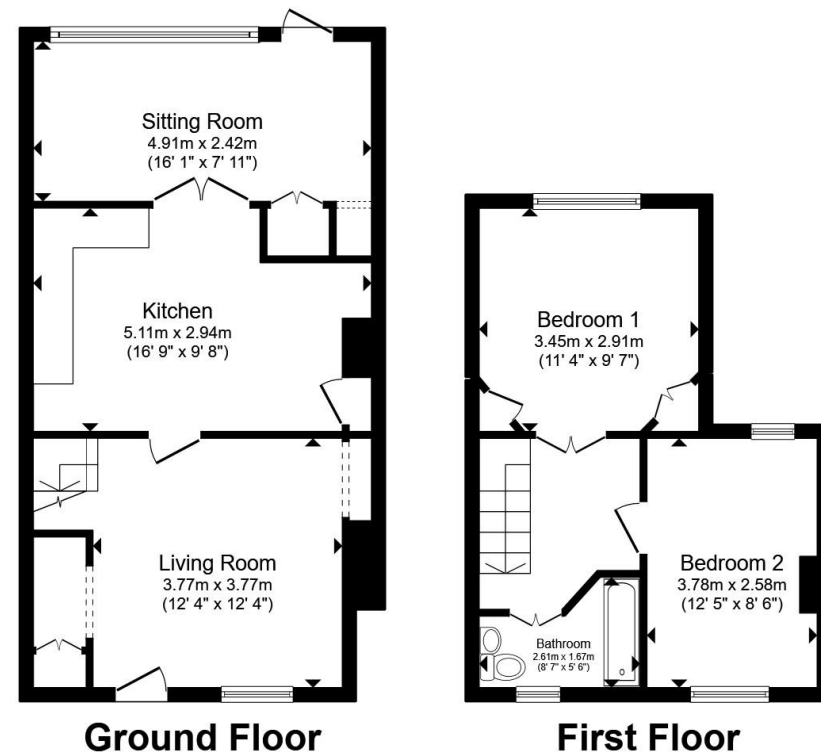
- Grade II listed cottage
- Highly regarded village location
- Cosy lounge, stunning kitchen/diner and conservatory
- Countryside garden backing onto fields
- Set back from the road with an area that residents use for parking

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

offers in the region of

£335,000



Ground Floor

First Floor

Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD110359 - 0006

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