



Braithwaite Road, Long Melford, Sudbury CO10 9FS

welcome to

Braithwaite Road, Long Melford, Sudbury

Set on a highly regarded modern development within the sought after village of Long Melford is this well presented three double bedroom link detached home with lounge with wood burner, stunning kitchen/diner and further enhanced with carport parking and garage.

Entrance Hall

Double glazed window to front aspect. Understairs cupboard, stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator, extractor fan.

Lounge

Double glazed window to front aspect with fitted shutters. Fireplace with inset wood burner. Double doors leading to:-

Kitchen / Diner

Double glazed window to rear aspect and double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral double oven with inset gas hob and hood over. Integral dishwasher, integral washing machine.

Landing

Access to loft. Radiator, airing cupboard.

Bedroom One

Double glazed windows to front and side aspects with fitted shutters. Double built in wardrobe.

Ensuite

Double glazed windows to front aspect with fitted shutters. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

Double glazed windows to front aspect with fitted shutters. Velux window to rear aspect. Two

radiators.

Bedroom Three

Double glazed windows to rear aspect. Radiator.

Bathroom

Double glazed windows to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Shaver point, extractor fan, radiator.

Front Garden

A carport and driveway lead to the garage.

Rear Garden

The rear garden commences with a patio seating area, and the remainder is predominantly laid to lawn. Side gate access.

Garage

Up and over door. Power and light connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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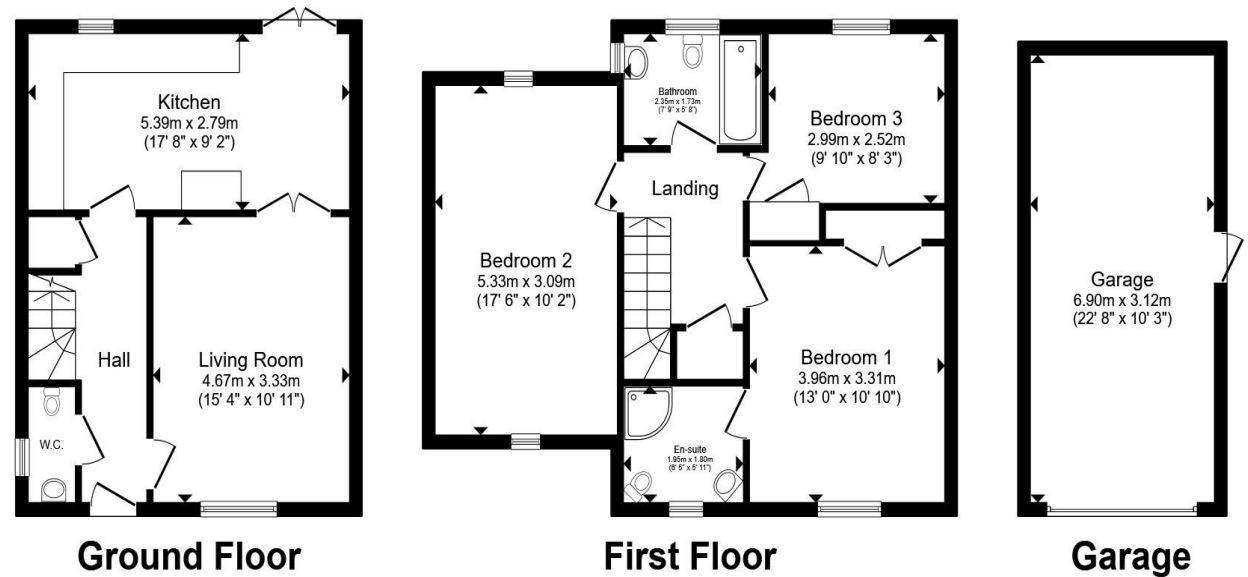
- Modern link detached home
- Three double bedrooms
- Highly regarded village location
- En-suite, family bathroom and ground floor W.C
- Off-road parking, car port and garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£450,000



Total floor area 117.4 m² (1,263 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:
SUD111588 - 0002

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