



Cotswold Drive, Long Melford, Sudbury CO10 9LW

welcome to

Cotswold Drive, Long Melford, Sudbury

NO ONWARD CHAIN Set within a quiet cul-de-sac within the highly regarded & well serviced village of Long Melford is this well presented three bedroom detached home with a spacious lounge, dining room & modern kitchen that is enhanced with a private garden, ample off road parking & garage.

Entrance Hall

Double glazed door and double glazed window to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and vanity wash hand basin. Radiator.

Lounge

Double glazed window to front aspect. Double doors leading to dining room. Radiator.

Kitchen

Double glazed window to rear aspect. Double glazed door leading to garage. 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 hob and hood over. Space for appliances. Central heating boiler. Radiator.

Dining Room

Double glazed windows to rear and side aspects. Radiator.

Landing

Double glazed window to rear aspect. Two storage cupboards. Access to loft.

Bedroom One

Double glazed window to front aspect with views over the green. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front aspect with views over the green. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

Front Garden

A large block paved driveway leads to the garage.

Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with a decked seating area. Beds to borders.

Garage

Up and over door. Power and light connected. Window to rear aspect. Door leading to garden.

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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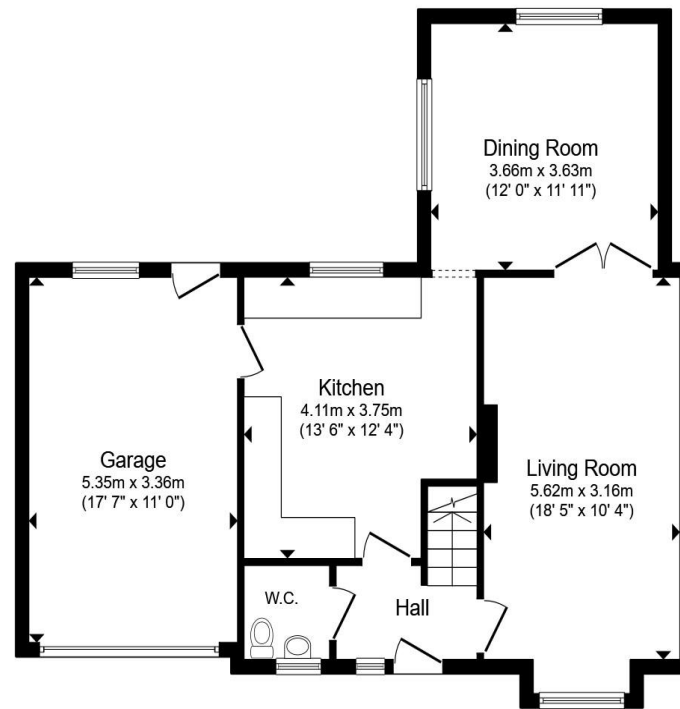
- No onward chain
- Three bedrooms
- Spacious lounge and dining room
- Modern fitted kitchen
- Ample off road parking & garage

Tenure: Freehold EPC Rating: D

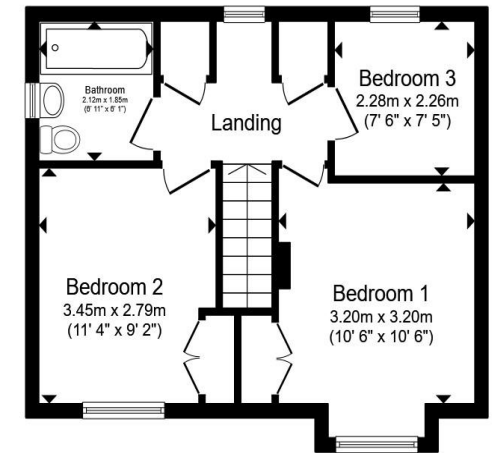
Council Tax Band: D

offers in the region of

£380,000



Ground Floor



First Floor

Total floor area 112.1 m² (1,207 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:
SUD111409 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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