



Southgate Gardens | Long Melford, Sudbury, Suffolk, CO10 9HB



Features

- Four Bedrooms
- Dual Aspect Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Ground Floor W/C
- Ensuite To Master Bedroom & Family Bathroom
- Double Garage & Off Road Parking
- Private Rear Garden

A four bedroom detached family home located within a prestigious development in the highly sought after village of Long Melford. Benefiting internally from a dual aspect sitting room, dining room, kitchen/breakfast room, ground floor w/c, ensuite and bathroom. Externally a double garage with ample off road parking and private rear garden. Within walking distance to local amenities. No Onward Chain.



ENTRANCE HALL

Storm porch provides entrance via the front door into the entrance hall. Doors off to sitting room, dining room, kitchen/breakfast room and ground floor w/c. Stairs ascending to first floor landing and window to front aspect.

SITTING ROOM

22' 6" x 11' 3" (3.51m x 3.43m)

Large bay window to front, patio doors and windows overlooking the rear garden. Fireplace.

DINING ROOM

11' 9" x 10' (3.58m x 3.05m)

Window to rear aspect, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

20' 3" x 8' 9" (6.17m x 2.67m)

Dual aspect with windows to front and rear, door to side. Fitted kitchen comprising matching wall and base level units with work surfaces over, inset sink with drainer to side and mixer tap over, space for cooker, space and plumbing for washing machine, integral fridge, space for free standing fridge/freezer. Corner unit houses wall mounted gas boiler.

WC

Close coupled w/c, wash hand basin with taps over.



LANDING

Galleried landing with doors off to bedrooms and bathroom.

BEDROOM ONE

13' 6" x 11' 3" (4.11m x 3.43m)

Window to rear aspect, fitted wardrobes, door to ensuite.



ENSUITE

7' x 6' 3" (2.13m x 1.91m)

Window to front aspect, corner shower unit, close coupled w/c, wash hand basin.



BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

Window to front, door to built in single wardrobe.

BEDROOM THREE

9' 9" x 8' (2.97m x 2.44m)

Window to rear aspect.

BEDROOM FOUR

8' 6" x 7' (2.59m x 2.13m)

Window to front aspect.

BATHROOM

9' 6" x 5' (2.9m x 1.52m)

Window to rear aspect, panelled bath with taps and shower attachment over, close coupled w/c, wash hand basin with taps over.

OUTSIDE

The front of the property is approached via a shared drive which provides access to the double garage and off road parking. The front garden is laid to lawn with mature flower beds and shrubs, path leads to the entrance door and storm porch. There is a timber gate to the side providing access to the rear garden.

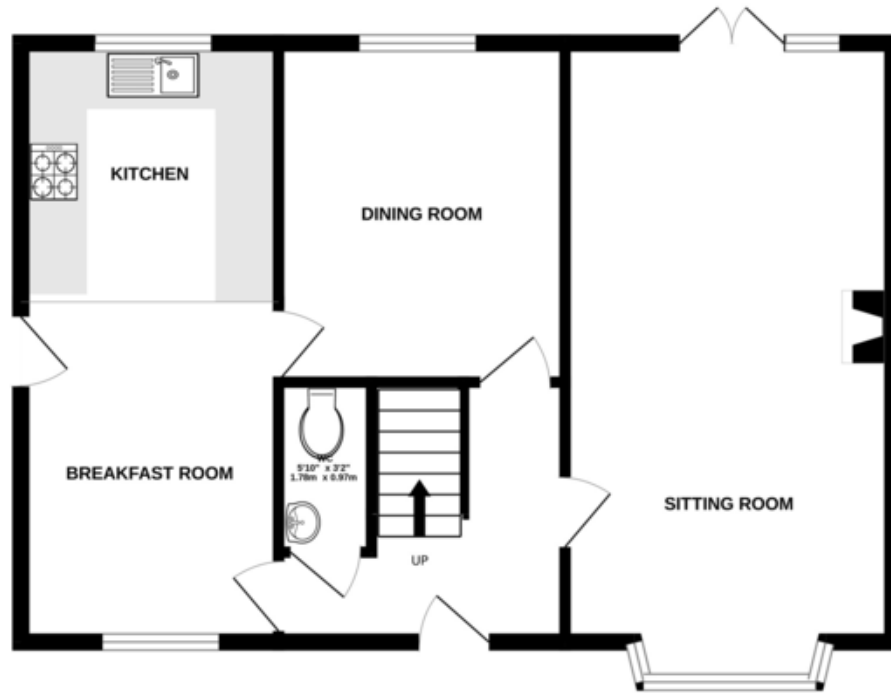
The rear garden is predominately laid to lawn and enclosed by wood panel fencing with mature flower beds and shrubs to its borders. Timber shed to remain.

DOUBLE GARAGE

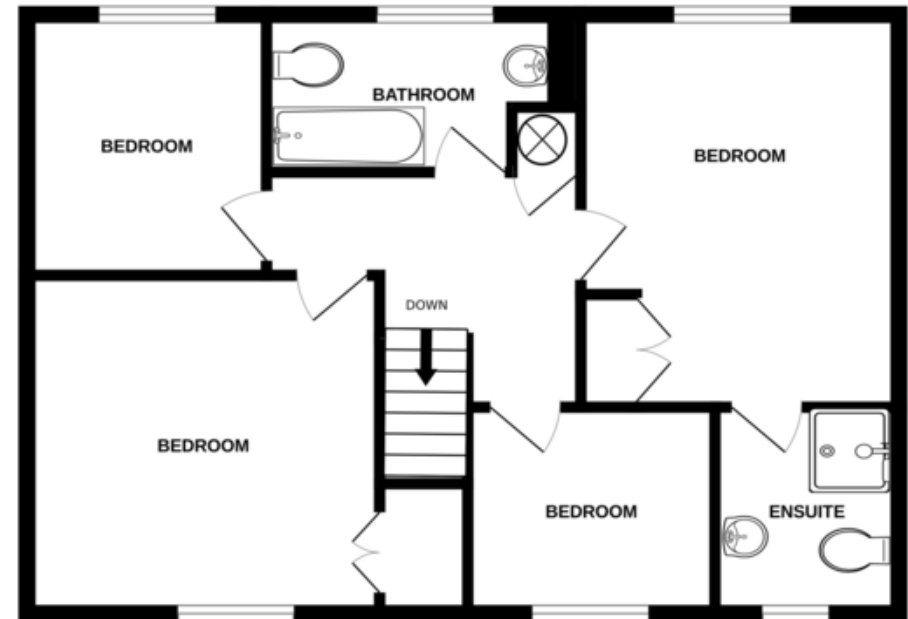
17' 3" x 17' (5.26m x 5.18m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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