

Summary

Fully refurbished this extended property has undergone a full schedule of works which have been completed to a high standard. Located within a short walk from Long Melford centre this family home is ready to move straight into. NO ONWARD CHAIN

Description

Approximate Room Sizes

ENTRANCE HALL Large welcoming hallway with stairs leading up to the first floor with under stair storage which houses the underfloor heating valves.

SNUG/OFFICE 12' 6" x 8' 10" (3.81m x 2.69m) Located at the front of the property which large space is perfect for the working from home lifestyle.

LOUNGE 12' 9" x 11' 10" (3.89m x 3.61m) Located to the rear of the property with dual aspect window to the front and rear of the room.

KITCHEN/BREAKFAST ROOM 16' 9" x 14' 6" (5.11m x 4.42m) Brand new fully installed shaker style kitchen with eye level and low level soft closing cupboards with thick oak counter worktop with inset composite sink with over the top stainless steel mixer tap with splash back. Kitchen comes with integrated Lamona dishwasher, fridge/freezer, eye level oven, washing machine, inset electric hob with over the top extractor fan, area for table and chairs with patio doors leading out to the rear garden.

WC Pedestal hand wash basin with cupboard space below, wall mounted W/C with push flush system.

HEATING Property is heating via an external air source heat pump with provides under floor heating on the ground floor and radiator system on the first floor.

MASTER BEDROOM 13' 00" x 10' 11" (3.96m x 3.33m) A good sized bedroom space with TV point and window to the side.

ENSUITE Walk in double shower with sliding enclosed door, floor to ceiling tiled walls, wall mounted heated towel rail, hand wash basin with storage unit underneath, light up mirror vanity unit, WC

BEDROOM 10' 11" x 8' 11" (3.33m x 2.72m) Located at the front of the property with TV point. Window to the front.

BEDROOM 10' 11" x 7' 4" (3.33m x 2.24m) Located at the front of the property with built in cupboard space. TV point.

BEDROOM 10' 00" x 9' 10" (3.05m x 3m) Newly formed bedroom from the extension this room is located at the back of the property over looking the rear garden. TV point.

BATHROOM Brand new three piece unit including single paneled bath, W/C with boxed in cistern unit, wall mounted hand wash basin with under sink storage, mirrored vanity unit. Floor to ceiling tiled with wall hung heated towel rail.

EXTERNAL Front: Off road parking for a couple of vehicles with a walk way leading up to the front door and round to the side gated access. The front of the property will be turfed lawn.

Rear: Patio area coming from the kitchen patio doors which wraps around the rear garden with a elevated patio area perfect for entertainment. Garden is fully enclosed and will be turfed.

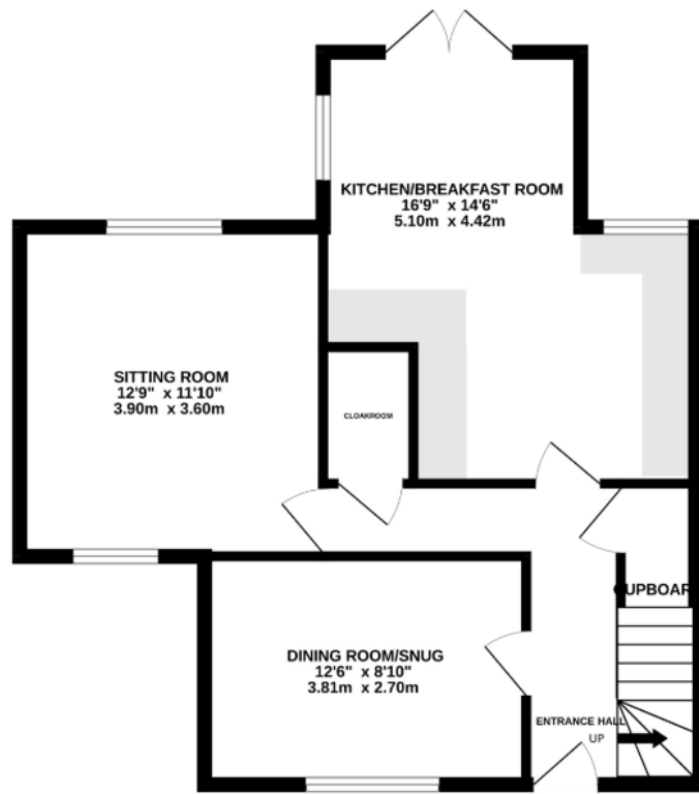
Additional Information

Local Authority – Babergh District Council
Council Tax Band –
Tenure – Freehold
Post Code – CO10 9HR

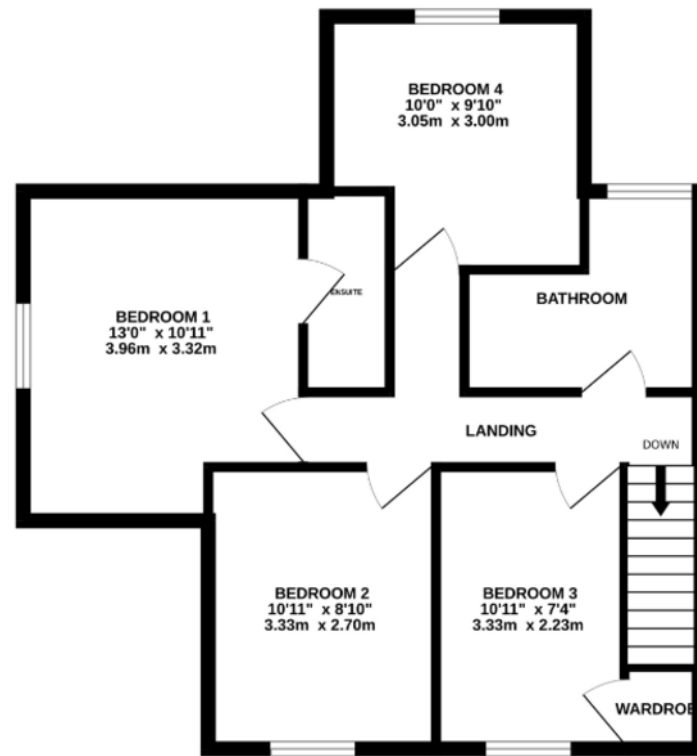
Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.
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If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Martyns Rise | Long Melford | CO10 9HR

£385,000

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- Fully Refurbished & Extended
- Village Location
- Four Bedroom
- Air Source Heat Pump
- Off Road Parking
- No Onward Chain