

Summary

Brand new two bedroom property located within a very short walk from Long Melford centre. Built to a high specification throughout this property has brilliant living accommodation with off road parking for two vehicles. Due for completion end of July this turnkey property is not to be missed.

Description

Approximate Room Sizes

ENTRANCE HALL

LIVING 13' 5" x 9' 9" (4.09m x 2.97m)

Sitting at the front of the property this good sized lounge area with sash window to the front.

KITCHEN/DINER 19' 4" x 8' 3" (5.89m x 2.51m)

An array of beautifully finish low level and eye level soft closing cupboards provide this galley kitchen plenty of of storage throughout. Top with a wooden style counter tops, inset stone sink and stainless steel mixer tap over the top. The kitchen also comes with integrated Lamona dishwasher, fridge/freezer, eye level oven and four ring electric hob with over the top extractor fan.

Patio doors leading out to the rear garden and large storage cupboard which houses the heating tank and components for the underfloor heating.

UTILITY ROOM 7' 10" x 5' 8" (2.39m x 1.73m)

A real useful additional side room coming off the kitchen which provides further eye level and low level storage cupboards with wooden style counter top with integrated stone sink with over the top mixer tap. Integrated washing machine included.

OFFICE 8' 5" x 5' 8" (2.57m x 1.73m)

Perfect for anybody who works for home with perfect work space is located at the front of the property.

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.

LANDING Loft hatch above with drop down ladder.

BEDROOM 9' 9" x 9' 1" (2.97m x 2.77m)

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BATHROOM 6' 8" x 5' 2" (2.03m x 1.57m)

Floor to ceiling tiled with single paneled bath, wall hung hand wash basin with storage unit underneath, heated towel rail, electric extractor fan, concealed W/C with push flush system, light up mirrored vanity unit.

EXTERNALS Front: The property will be turfed with a walk way leading on to main Long Melford strip with is separated with a picket fence with gated access to the side leading you from the front of the property to the rear.

Rear: Patio area coming off the property with the remainder being turfed. Gated rear access leading you to your allocated parking area.

Additional Information

Local Authority – Babergh District Council

Council Tax Band –

Tenure – Freehold

Post Code – CO10 9HR

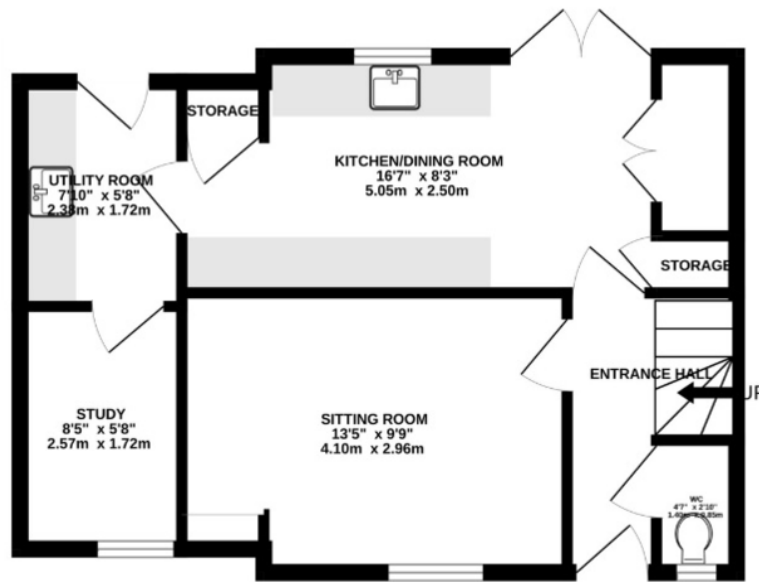
Viewings by appointment

Bychoice Estate Agents

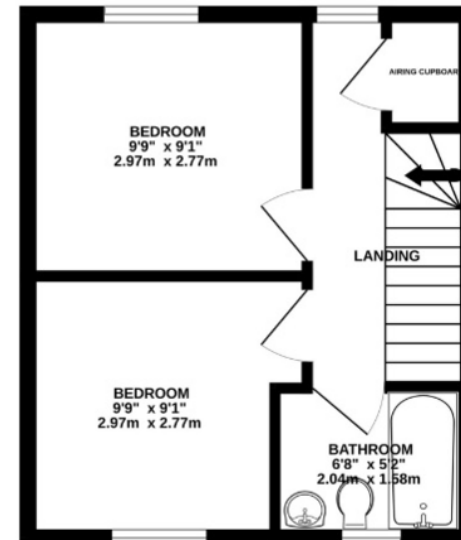
Tel: 01284 769598



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.
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If you would like to speak to one of our mortgage advisors call now – 01284 769598

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



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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

Martyn Rise | Long Melford | CO10 9HR

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GUIDE £285,000 - £300,000

- Great Location
- Off Road Parking
- High Specification Finish Throughout
- Two Bedrooms
- Office
- Carpeted