

## Description

### Approximate Room Sizes

**THE PROPERTY** As you step inside, you'll be greeted by a spacious lounge that features a large window overlooking Liston Lane. This room is bathed in natural light, creating a warm and inviting atmosphere. A focal point of the room is the fireplace with an inset gas fire, perfect for cozy evenings. A convenient storage and shelving area to the side of the fireplace adds both practicality and character to the space.

Moving through from the lounge, you'll find the recently re-fitted kitchen/dining room, designed with both style and functionality in mind. The kitchen is thoughtfully equipped with a range of matching wall and base level units, complemented by ample work surfaces. You'll enjoy views of the beautifully landscaped rear garden through the kitchen window, and a convenient door provides direct access to this outdoor oasis. This kitchen also features space and plumbing for your appliances and houses a wall-mounted gas boiler for your convenience.

Stairs ascending from the kitchen, leading to the first-floor landing. On this landing, you'll discover doors that open up to two generously sized bedrooms, bathroom, and a useful storage cupboard.

Bedroom one is a spacious haven with a large window to the front aspect, offering captivating views of Liston Lane. The second bedroom is equally spacious and enjoys a tranquil setting, with views through the window that stretch out to the lush fields beyond. The bathroom is tastefully appointed and features a panelled bath with taps and a shower attachment, a close-coupled w/c, and a wash hand basin. Natural light pours in through the rear window, creating a bright and refreshing space.

Step outside to your private rear garden, a verdant oasis where you can unwind and entertain. This outdoor retreat is primarily laid to lawn and comes complete with a charming brick-built storage shed nestled in the corner. The garden is enveloped by wood panel fencing, ensuring both privacy and security. A rear gate leads to a shared path, providing convenient rear access to the property from the main road in Melford, where you'll find ample parking spaces for your convenience.

**THE LOCATION** Long Melford, Suffolk, is a charming village nestled in the heart of Suffolk's countryside, seamlessly blending history with modern convenience. Renowned for its well-preserved Tudor and medieval buildings, such as the iconic Long Melford Hall, a National Trust property, the village offers a journey back in time with its timber-framed houses and beautiful churches. This village is a shopper's haven, featuring independent boutiques, antique shops, and art galleries. Whether you're on the hunt for unique collectibles or contemporary gifts, Long Melford's shopping experiences are truly distinctive. Immerse yourself in the local culinary scene with charming cafes and restaurants serving a mix of traditional and contemporary dishes, often made with locally sourced ingredients.

Surrounded by lush countryside and intersected by the meandering River Stour, Long Melford is an outdoor enthusiast's paradise, offering scenic walks, bike rides, and tranquil picnics. In addition to its rich history, Long Melford also boasts a welcoming community and hosts local events, fairs, and festivals that foster a sense of unity. Families will appreciate the excellent schools in the area, offering quality education in a rural setting. Despite its serene atmosphere, Long Melford provides easy access to major transport routes, allowing you to explore other parts of Suffolk and beyond. Nearby Sudbury offers additional amenities and services.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Central Heating, Mains Drainage, Water, Electric

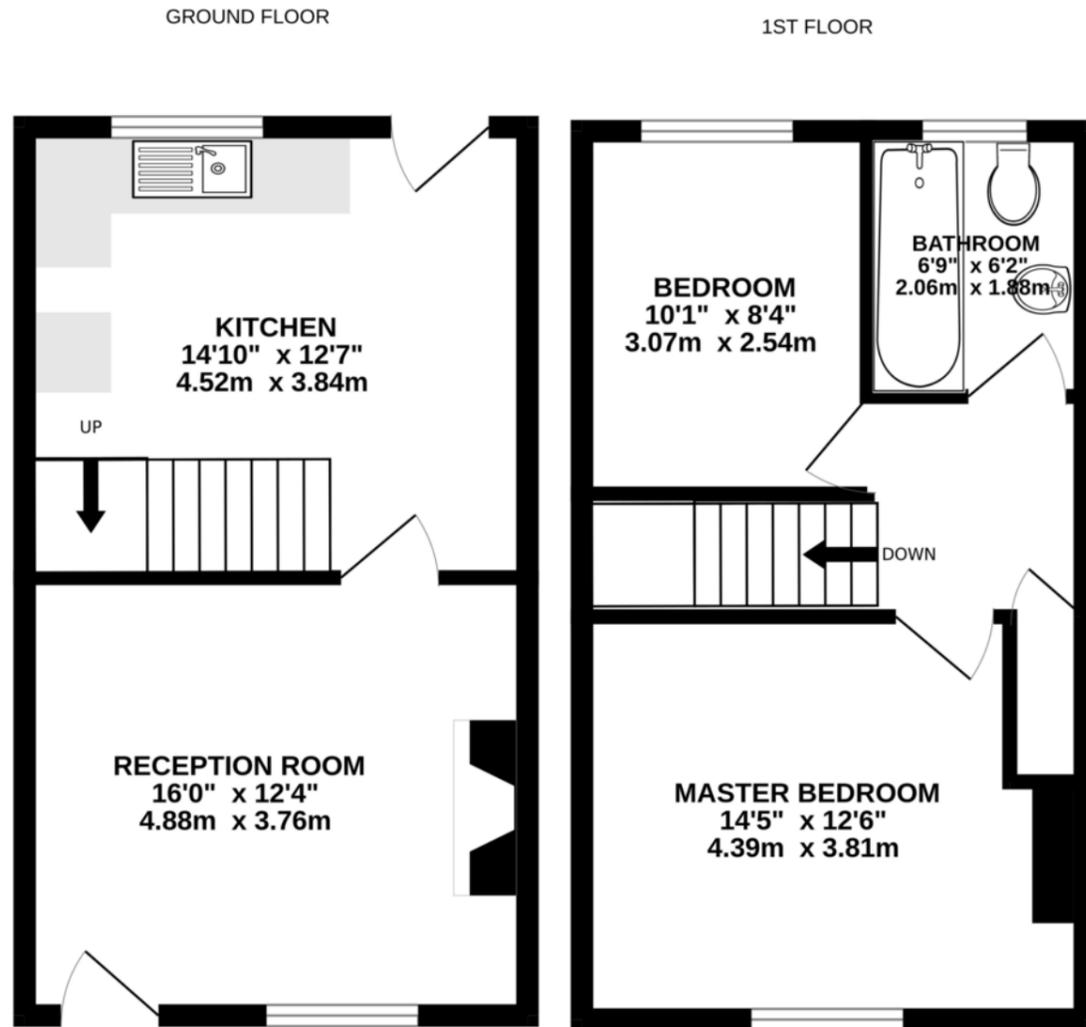
Post Code – CO10 9LD

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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

## Liston Lane | Long Melford | CO10 9LD

£250,000

Welcome to this exquisite Grade II listed terraced cottage, nestled on a serene and picturesque lane in the heart of Long Melford. Steeped in history and offering a blend of period charm and modern comfort, this delightful residence boasts a generous living space, re-fitted kitchen/dining area, two spacious bedrooms, and a beautifully landscaped rear garden.

- Two Bedrooms
- Sitting Room With Fireplace
- Kitchen/Dining Room
- First Floor Bathroom
- South Facing Garden
- Highly Sought After Location