



**8 Harefield,
Long Melford, Suffolk**

**DAVID
BURR**



8 HAREFIELD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DE

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A four-bedroom link-detached house situated on a quiet cul-de-sac within short distance of the amenities of one of East Anglia's most highly regarded and well-served villages. The property contains spacious accommodation arranged over two storeys which includes an open plan sitting/dining room, study with a variety of potential uses and a high-quality kitchen/breakfast room together with a utility/boot room and ground floor cloakroom. Upstairs are four bedrooms (master with en-suite) and a family bathroom. There is plenty of off-road parking together with a garage and a private enclosed rear garden.

A four-bedroom link-detached house close to amenities with a garden and off-road parking.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor and a solid oak door leading to:-

SITTING/DINING ROOM: 19'11" x 14'3" (max L-shape) (6.08m x 4.35m) With attractive parquet wood flooring and a large bay window allowing for plenty of natural light overlooking the front garden. Plenty of space for seating and a dining table and chairs which lays adjacent to solid oak and glass panel double doors leading to:-

STUDY: 13'5" x 7'7" (4.08m x 2.32m) A useful area for working from home with a tile floor and floor-to-ceiling glass panel bifolding doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM: 17'3" x 13'2" (5.25m x 4.02m) Finished to a high standard with a range of base and wall level gloss units with wood effect worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side. A range of fitted appliances include a refrigerator and freezer, double Zanussi oven (one combi microwave) and a fitted Hoover dishwasher. A large central island provides extensive storage and incorporates a five-ring induction hob with Zanussi extractor fan over. Open fronted display shelving, window overlooking the rear garden and solid oak door leading to:-

UTILITY/BOOT ROOM: With tile flooring and space and plumbing for a washing machine and space for tumble dryer. Door opening onto the rear garden and driveway and further door leading into the garage.

CLOAKROOM: Containing a WC and corner wash hand basin.

First Floor

LANDING: With a useful linen cupboard off and doors leading to:-

BEDROOM 1: 16'10" x 12'4" (5.14m x 3.75m) A comfortable double room with floor-to-ceiling fitted wardrobes with inset shelving and hanging rails and windows overlooking the rear garden. Door leading to:-

EN-SUITE: Containing a double-width walk-in shower with a marble effect tile surround and waterfall style showerhead. WC, wash hand basin and chrome heated towel rail.

BEDROOM 2: 16'11" x 10'11" (5.15m x 3.33m) A further comfortable double bedroom with plenty of space for wardrobes and overlooking the rear garden.

BEDROOM 3: 10'7" x 7'0" (3.22m x 2.13m)

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BEDROOM 4: 7'10" x 6'11" (2.38m x 2.12m) Ideal for use as a study or currently set up as a further TV room if required.

BATHROOM: With tile flooring and walls and containing a bath, WC and wash hand basin.

Outside

At the front of the property is a drive which provides **OFF-ROAD PARKING** and an area of lawn enclosed by herbaceous borders.

To the rear, a private garden contains an area of lawn and stone paved terrace.

GARAGE: 18'1" x 8'9" (5.52m x 2.66m)

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F

PRICE: £1,500 per calendar month

DEPOSIT: £1,730.77 (equivalent to 5 x weekly rent)

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

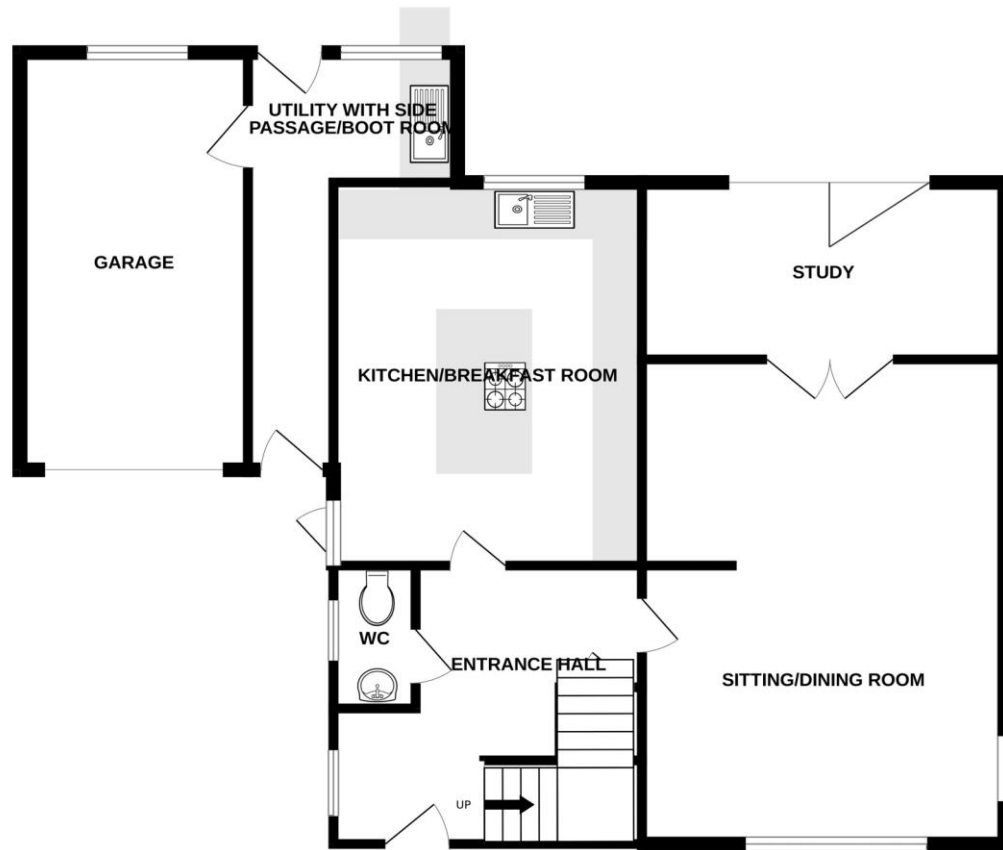
WHAT3WORDS: ///solder.cycles.occur

VIEWING: Strictly by prior appointment only through DAVID BURR.

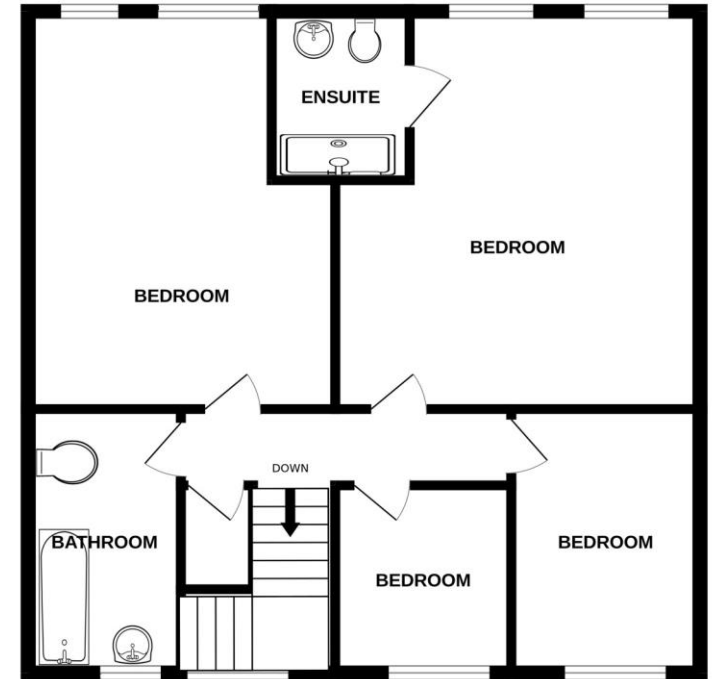
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GROUND FLOOR



1ST FLOOR



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