



**5 Braithwaite Road,  
Long Melford, Suffolk.**

**DAVID  
BURR**



# 5 BRAITHWAITE ROAD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9FS

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).

This beautifully presented linked-detached house offers spacious accommodation across two floors with three double bedrooms, ensuite to master bedroom, off-road parking, carport and garage. The property enjoys a private south-facing garden with pretty meadow views to the front and views over Melford Hall grounds beyond whilst being within comfortable walking distance of the village amenities on offer in Long Melford. **NO ONWARD CHAIN.**

## A well-presented link-detached house close to village amenities with south-facing garden and off-road parking.

**ENTRANCE HALL:** An inviting space with stairs leading to first floor, understairs storage cupboard and doors leading to:-

**SITTING ROOM: 15'4" x 11'1"** (4.67m x 3.38m) A generous size room with large sash window overlooking the front garden and views of Melford Hall grounds beyond. Grey oak effect Amtico flooring and French doors leading to:-

**KITCHEN/DINING ROOM: 17'10" x 9'3"** (5.44m x 2.82m) The kitchen is fitted with a wide range of shaker style cupboards with roll edge worktop and attractive tile splashback. Integrated appliances include a one-and-a-half oven, gas hob, fridge/freezer, washing machine, dishwasher and one-and-a-half sink with mixer tap and drainer unit. Pretty views over the rear garden. This room is finished with a light stone effect ceramic tile floor with glass French doors leading to a rear terrace seating area.

**CLOAKROOM:** WC, and pedestal wash hand basin with tile splashback.

### First Floor

**LANDING:** An open landing with large airing cupboard and shelving with doors leading to:-

**MASTER BEDROOM: 13'1" x 11'0"** (3.99m x 3.35m) Window to the front offering meadow views and Melford Hall ground views beyond. Double built-in wardrobe and ample space for bedroom furniture. Door leading to:-

**EN-SUITE:** Pedestal wash hand basin, WC and shower cubicle with overhead shower and attractive tile surround.

**BEDROOM 2: 18'2" (from hip-height) x 10'2"** (5.54m x 3.10m) A light double aspect room offering views to both the front and rear with plenty of space for a double bed and further bedroom furniture.

**BEDROOM 3: 9'4" x 9'9"** (2.84m x 2.97m) A generous third bedroom with views over the rear garden and built-in wardrobe.

**BATHROOM:** Fully fitted suite comprising of a pedestal wash hand basin, WC and panel bath with mixer tap, shower attachment and attractive tile splashback.

### Outside

To the front of the property a shingle driveway offers **OFF-ROAD PARKING** and in turn leads to a **CARPORT** area and:-

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**GARAGE:** 23'1" x 10'4" (7.04m x 3.15m) With up-and-over door and power connected.

The front garden is mainly laid to shingle for low maintenance with a footpath leading to the front door. The rear garden is mainly laid to lawn with a raised border to the rear boundary, large paved seating area for entertaining and to enjoy the **SOUTH FACING** garden. Further side access gate and service door leading to the garage. Beyond the garage you will find a **HOME OFFICE** with power connected.

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

## AGENT'S NOTES

There is an annual maintenance charge of approximately £157.17 for the upkeep of the private access.

**EPC RATING:** Band B – 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:** E.

**TENURE:** Freehold.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

**Phone signal:** Yes – EE, O2, Vodafone.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.gov.uk/>.

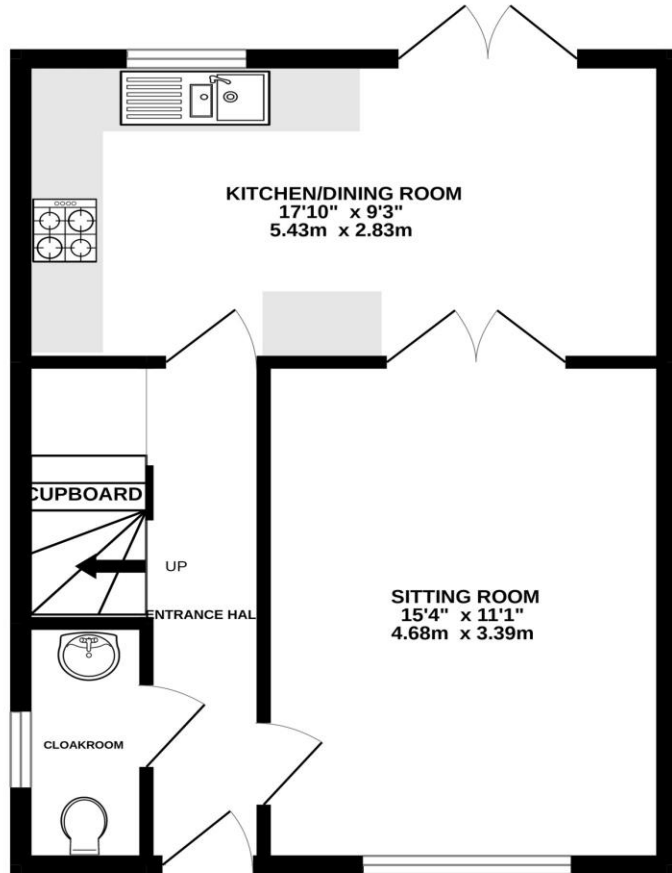
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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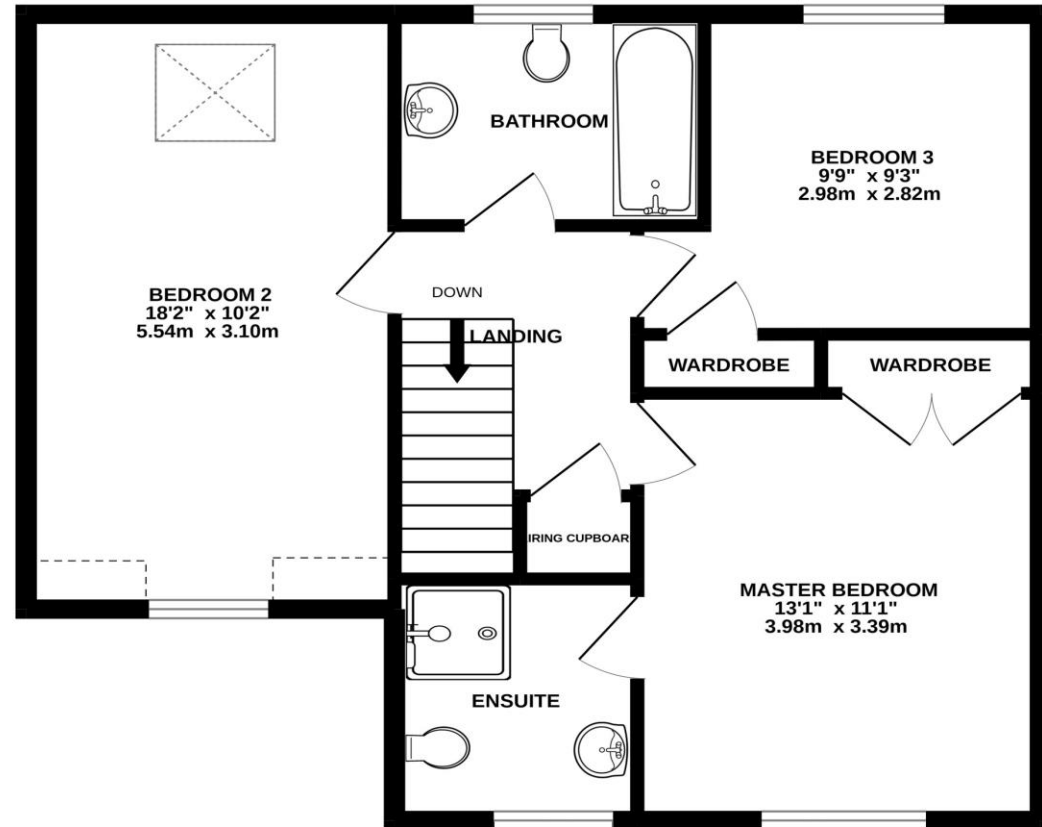


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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

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