



DAVID
BURR

**4 Orchard Brook,
Long Melford, Suffolk**



4 ORCHARD BROOK, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LF

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).

An extremely well-presented end-of-terrace house situated in one of the village's most highly sought-after private developments. The property contains accommodation over two levels which includes an open-plan kitchen/dining/living room, a ground floor cloakroom and a useful storage cupboard. Upstairs are two well-proportioned double bedrooms, each with their own bespoke fitted storage and a Jack and Jill bathroom with shower and bath. There is the further benefit of ample private off-road parking beneath a carport and a thoughtfully curated private enclosed partly walled rear garden.

A contemporary two double bedroom end-of-terrace house on a highly thought of development in the centre of the village within walking distance of amenities.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor, Amtico flooring which continues throughout much of the ground floor and doors leading to:-

KITCHEN/DINING/LIVING ROOM: 22'11" x 16'11" > 9'3" (L-shape) (6.98m x 5.16m > 2.81m) A well-proportioned L-shaped room with plenty of space for seating and an attractive triple aspect allowing for plenty of natural light. Room for a dining table and chairs and a kitchen which contains a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel AEG four-ring gas hob with aluminium splashback and extractor fan over and a one-and-a-half sink with mixer tap above and drainer to side. Integrated appliances include a refrigerator and freezer and an AEG combination oven. Window overlooking the rear garden and floor-to-ceiling wood and glass panel doors opening onto terracing.

CLOAKROOM: Generous in size and containing a WC and a vanity suite with storage below and a tiled splashback.

STORE CUPBOARD: With automatic lighting, space for coats and shoes and the potential to contain a further appliance if required.

First Floor

LANDING: With a useful **UTILITY CUPBOARD** off with space and plumbing for a washing machine and a south-facing window allowing for plenty of light. Doors leading to:-

BEDROOM 1: 19'11" x 13'10" > 10'2" (6.08m x 4.21m > 3.10m) A generous double bedroom with a dual aspect and two fitted wardrobes with double doors and inset shelving and hanging rail. Door leading to:-

JACK AND JILL BATHROOM: 17'3" x 6'2" (5.26m x 1.87m) With tiled flooring and containing a double-width shower with tiled surround and a glass screen door. Panel bath with mixer tap and additional shower attachment over, WC, his-and-hers wash hand basin with storage cupboards below and a double-height chrome heated towel rail.

BEDROOM 2: 11'6" x 9'0" (3.51m x 2.75m) A comfortable double bedroom with an outlook to the south and thoughtfully designed fitted wardrobes with inset shelving and hanging rails. Access to loft storage space.

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Outside

Adjacent to the property is a:-

CARPORT: 22'0" x 9'6" (6.70m x 2.89m) Providing an area of sheltered parking for up to two vehicles.

The rear garden has been beautifully landscaped to include a stone paved terrace and a neatly kept area of lawn enclosed by well-stocked flowerbeds and climbing plants which provide colour and interest throughout the year. The garden is partially walled with a mellow red brick and contains a useful **TIMBER STORAGE SHED** with a further terrace and discreet area of storage behind. External lighting, power sockets and tap. A timber gate leads onto the private driveway.

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

AGENT'S NOTES

A maintenance charge exists in the amount of approximately £146 payable every six months.

The property was constructed in 2017 and therefore has approximately four years remaining on the ten-year checkmate building guarantee.

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: C

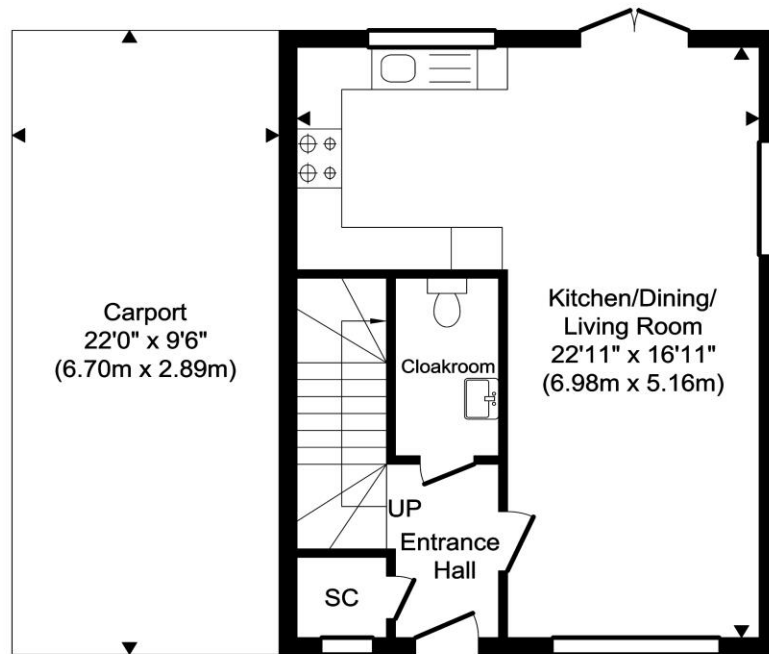
TENURE: Freehold

WHAT3WORDS: ///cork.miles.focal

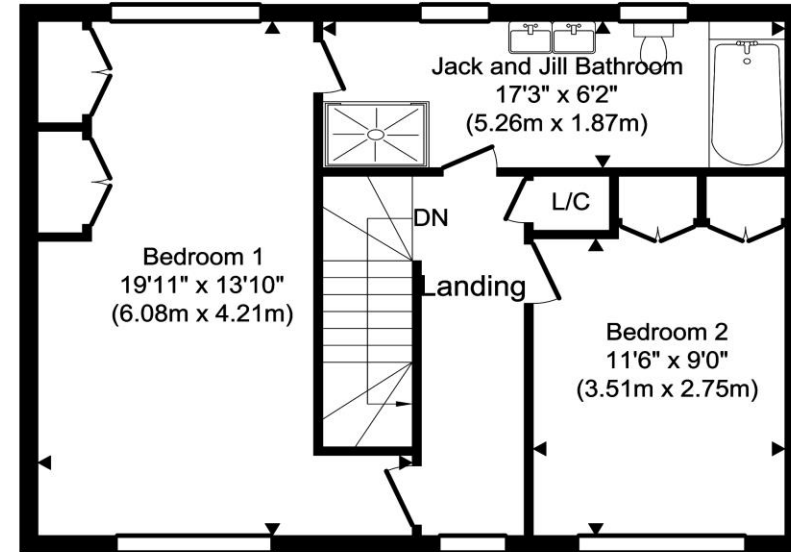
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
387.60 sq. ft.
(36.01 sq. m)



First Floor
Approximate Floor Area
545.73 sq. ft.
(50.70 sq. m)

TOTAL APPROX. FLOOR AREA 933.33 SQ.FT. (86.71 SQ.M.)

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