



DAVID
BURR

**30 Harefield,
Long Melford, Suffolk**

30 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 spacious four-bedroom detached house requiring modernisation in a quiet cul-de-sac position with a private southerly facing garden being offered with **NO ONWARD CHAIN**.

A four-bedroom detached house with southerly facing garden and off-road parking.

ENTRANCE HALL: 14'3" x 8'8" (4.34m x 2.64m) Open staircase leading to first floor and useful cupboard for shoes and coats with window overlooking the front garden and doors leading to:-

SITTING ROOM: 20'10" x 12'2" (6.35m x 3.71m) Stretching from front to back, this is a wonderfully light room enjoying views over both the front and rear garden with your attention immediately drawn to the original Yorkstone fireplace with electric coal effect burner.

DINING ROOM: 11'8" x 7'6" (3.56m x 2.29m) Service hatch to kitchen and built-in cupboard with glass panel door leading to garden room.

GARDEN ROOM/LEAN-TO: Accessed off the dining room, this is a wonderfully light room offering panoramic views over the rear garden with French doors leading to a terrace which is a great space for entertaining.

KITCHEN: 11'8" x 9'7" (3.56m x 2.92m) Fitted with a wide range of traditional units with one-and-a-half eye-level oven, one-and-a-half sink with drainer unit and mixer tap with views over the rear garden, washing machine/dryer, space for fridge/freezer and boiler cupboard.

CLOAKROOM: Situated off the entrance hall and fitted with a matching suite consisting of a close coupled WC and wash hand basin with vanity unit and tiled surround.

First Floor

LANDING: Window overlooking the front garden and useful storage cupboard with doors leading to:-

BEDROOM 1: 14'7" x 12'1" (4.45m x 3.68m) A particularly spacious room fitted with a wide range of cupboards offering useful storage.

BEDROOM 2: 11'11" x 8'8" (3.63m x 2.64m) A generous second bedroom with views over the rear garden.

BEDROOM 3: 8'11" x 8'8" (2.72m x 2.64m) Fitted wardrobe and airing cupboard with views over the south-facing rear garden.

BEDROOM 4: 9'1" x 6'5" (2.77m x 1.96m) A single bedroom that could also be utilised as a study with views over the front garden.

FAMILY BATHROOM: A matching four-piece suite consisting of a large panel bath, walk-in shower with shower screen, close coupled WC, pedestal wash hand basin and heated towel rail.

Outside

A tarmac drive provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with electric up-and-over door and power connected with service door leading to rear garden.

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The front garden is predominantly laid to lawn with well-established borders or shrubs, hedges and seasonal colour with footpath leading to front door and side access door to rear garden. The rear garden has been beautifully landscaped across many years with well-stocked colourful borders with central lawn and footpath meandering to the back of the garden passing a central pond drawing in a range of wildlife with useful **STORAGE SHED** to the back of the garden.

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

EPC RATING: Band E – 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.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 53 mbps download, up to 9 mbps upload

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

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WHAT3WORDS: ///fires.drawn.surely

VIEWING: Strictly by prior appointment only through DAVID BURR.

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