



DAVID  
BURR

**3 Cotswold Drive,  
Long Melford, Suffolk**



# 3 COTSWOLD DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LW

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 finished three-bedroom link-detached house offers spacious accommodation across two floors with a private rear garden, pretty views over a green to the front with ample off-road parking and large garage.

## A well-presented three-bedroom link-detached house with garden, off-road parking and garage.

**ENTRANCE HALL:** An inviting space with obscure glass window to front, staircase leading to first floor and finished with a high-quality dark wood effect Karndean flooring that continues throughout the ground floor with glass panel door leading to:-

**SITTING/DINING ROOM: 19'6" x 10'6"** (5.94m x 3.20m) This room sits front to back offering views over both the front and rear garden with French doors leading to the rear terrace with contemporary fireplace and useful alcoves for living room furniture.

**KITCHEN/BREAKFAST ROOM: 13'8" x 12'4"** (4.17m x 3.76m) The kitchen is fitted with a wide range of shaker style cupboards with a thick Corian worktop incorporating a one-and-a-half sink with mixer tap and drainer, double oven with gas hob above, dishwasher, fridge/freezer, washing machine and tumble dryer with useful understairs cupboard with lighting with space for a breakfast table and chairs with large window offering pretty views over the rear garden and service door leading to garage.

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap with useful shelving and obscure glass window to front.

### First Floor

**LANDING:** An open landing with large window overlooking the rear garden with space for furniture, built-in airing cupboard with shelving for storage and door leading to:-

**BEDROOM 1: 11'10" x 10'7"** (3.61m x 3.23m) Large window offering views over the front garden and green beyond. This room is fitted with two double wardrobes with hanging rail and shelving storage with matching dressing table.

**BEDROOM 2: 11'3" x 9'0"** (3.43m x 2.74m) A generous double bedroom currently utilised as a sewing room with double built-in wardrobe with hanging rail and shelving and views over the green to the front.

**BEDROOM 3: 7'6" x 7'6"** (2.29m x 2.29m) A generous third bedroom currently utilised as a guest bedroom with a queen size double bed with views over the rear garden.

**FAMILY BATHROOM:** A recently updated suite consisting of a large wash hand basin with mixer tap and vanity unit with attractive panel surround, close coupled WC, large walk-in shower cubicle with overhead shower, handheld shower and attractive stone effect panelling and heated towel rail.

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## Outside

To the front of the property you will find a large shingle driveway providing ample **OFF-ROAD PARKING** and in turn providing access to the front door as well as the **GARAGE: 17'2" x 11'0"** (5.23m x 3.35m) with up-and-over door with space for a vehicle as well as offering workshop space and further storage with service door leading to the kitchen and further service door leading to the rear garden.

To the immediate rear of the property is a terrace seating area being a great space for entertaining with the rest of the garden being predominantly laid to lawn with well-stocked borders to each side offering seasonal colour with useful **storage shed** and raised borders to the rear.

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

## AGENT'S NOTES

The solar panels are owned and we understand they generate an income of approximately £500 per annum.

**EPC RATING:** Band TBC – 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:** D.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

**Phone signal:** Yes – EE, Three, 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.org.uk/>.

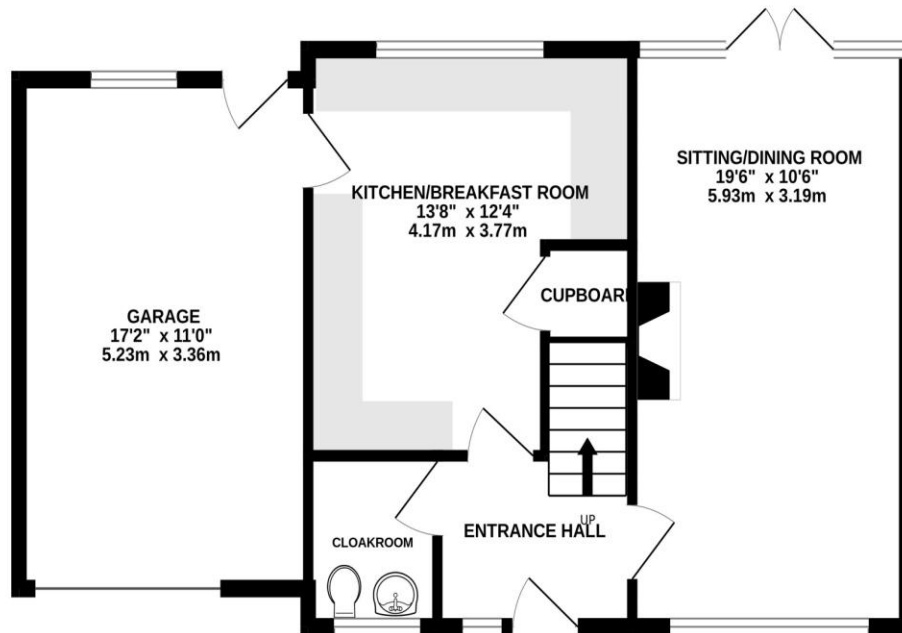
**WHAT3WORDS:** ///according.rosier.clean

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

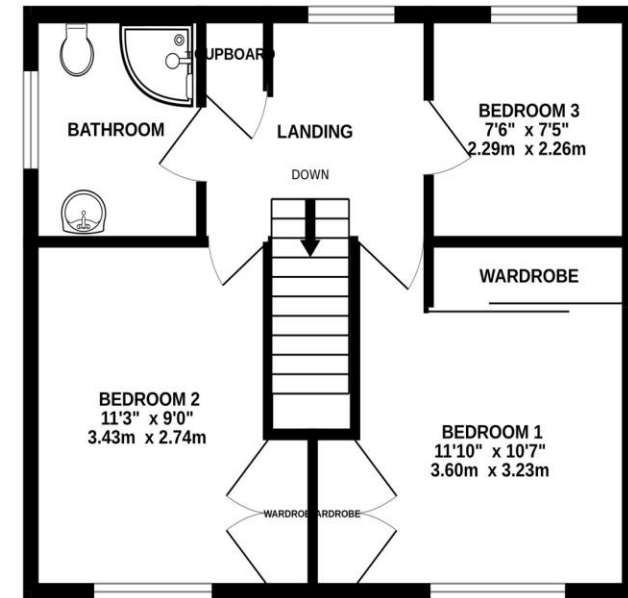
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GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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