



DAVID
BURR

**5 Wreford Court,
Long Melford, Suffolk**



5 WREFORD COURT, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9FG

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 two-bedroom cottage situated in a tucked away location within the centre of one of East Anglia's most highly regarded and well-served villages. The property contains contemporary accommodation over two levels which includes an entrance hall, kitchen/dining/living room and ground floor cloakroom with two double bedrooms on the first floor and a bathroom. There is the further benefit of two enclosed terraces and off-road parking.

A two-bedroom cottage in the centre of the village with garden terraces and parking.

Front door leading to:-

ENTRANCE HALL: With wood effect flooring, staircase rising to first floor with storage area below, useful storage cupboard off and doors leading to:-

KITCHEN/DINING/LIVING ROOM: 20'10" > 11'3" x 14'11" (6.34m > 3.43m x 4.55m) Arranged into two main parts with a kitchen containing a matching range of base and wall level shaker style units with wood effect worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side and a four-ring electric NEFF hob with extractor fan above and tiled splashbacks. Integrated appliances include a refrigerator and Indesit dishwasher, electric combination oven and there is further space for a free-standing refrigerator/freezer. Windows overlooking the rear garden.

CLOAKROOM: Containing a WC and a pedestal wash hand basin with tiled splashback.

First Floor

LANDING: With an airing cupboard off, access to loft storage space and door leading to:-

BEDROOM 1: 15'1" x 8'4" (4.61m x 2.53m) A dual aspect double bedroom.

BEDROOM 2: 12'11" x 5'8" (3.93m x 1.73m) An ideal guest bedroom.

BATHROOM: With tiled flooring and partially tiled walls and containing a panelled bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

Outside

Outside space surrounds the property on two sides and has been designed with low maintenance in mind. A stone paved terrace provides an area of seating and a porch leading to the front door. To the rear is a further enclosed stone paved terrace providing a further area of seating and pedestrian gate leading to the parking area. There is the further benefit of a private **OFF-ROAD PARKING SPACE** and a visitors' pass.

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

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AGENT'S NOTES

A fire safety sprinkler system is installed.

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: C

TENURE: Freehold

ANNUAL SERVICE CHARGE AMOUNT: £550 was the most recent charge from 2022.

COMMUNICATION SERVICES (source Ofcom):

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

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

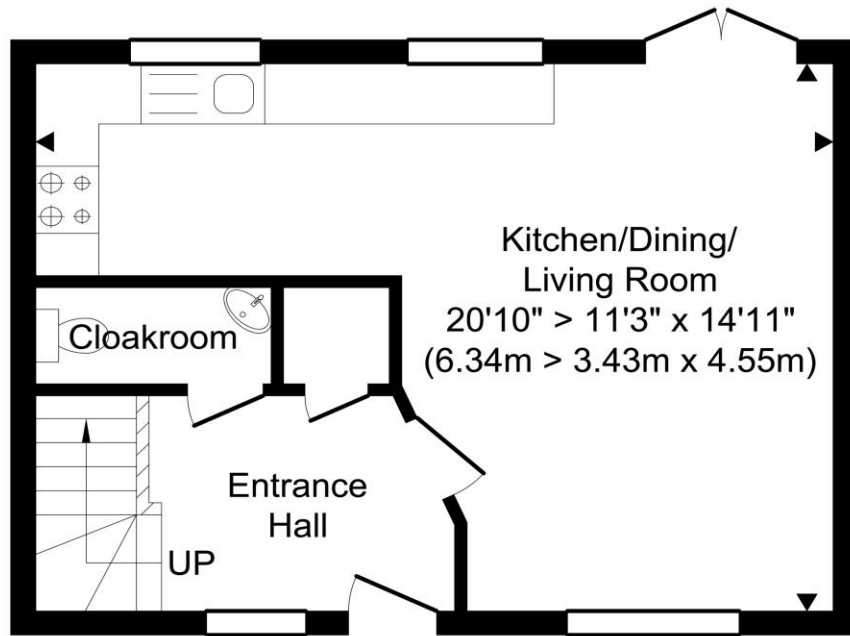
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WHAT3WORDS: stability.trooper.outwit

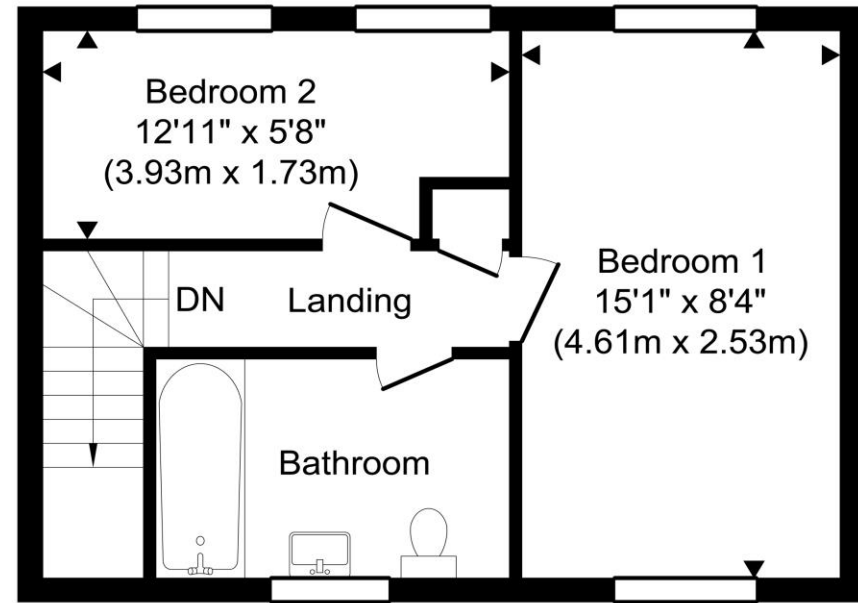
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
310.43 sq. ft.
(28.84 sq. m)



First Floor
Approximate Floor Area
310.43 sq. ft.
(28.84 sq. m)

TOTAL APPROX. FLOOR AREA 620.86 SQ.FT. (57.68 SQ.M.)

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