



DAVID
BURR

**New Home, Laurel Drive,
Long Melford, Suffolk**

NEW HOME, LAUREL DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9ER

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 two-bedroom detached new build bungalow situated in the heart of Long Melford with ample off-road parking, solar panels and private garden. Ready to move in to.

A two-bedroom new build bungalow with off-road parking and garden.

ENTRANCE HALL: An inviting space with LVT herringbone flooring that continues throughout. Door leading to:-

KITCHEN/DINING/LIVING ROOM: 22'3" x 18'3" (6.78m x 5.56m)
A large L-shaped room divided into three distinct areas with French doors leading to the rear garden and a fully fitted modern kitchen finished with a Quartz worktop, integrated sink with drainer unit, one-and-a-half eye-level oven, fridge freezer and washer/dryer.

BEDROOM 1: 14'11" x 9'10" (4.55m x 3.00m) A spacious room with views over the rear garden and space for other bedroom furniture with a range of sockets and TV point.

BEDROOM 2: 10'0" x 9'1" (3.05m x 2.78m) A generous second bedroom with views to the front.

BATHROOM: Close coupled WC and wash hand basin with vanity unit, large bath with screen overhead and handheld shower with tiled surround and heated towel rail.

Outside

To the front of the property you will find a long block paved drive offering ample **OFF-ROAD PARKING** with footpath leading to front door and side access gate to rear garden. To the immediate rear of the property is a large

terrace seating area that enjoys sun throughout the day due to its southerly aspect with the rest of the garden being predominantly laid to lawn with established shrub and bush borders.

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

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: TBC

TENURE: Freehold.

WHAT3WORDS: ///puppy.regularly.oatmeal

VIEWING: Strictly by prior appointment only through DAVID BURR.

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