



**46 Harefield,
Long Melford, Suffolk**

**DAVID
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46 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).

This spacious four-bedroom detached house is situated on a private cul-de-sac in one of the area's most sought-after villages with a generous south-facing garden. The property was renovated four years ago with a new heating system, full rewire, new kitchen and bathroom with a large driveway extension. Although a well-appointed family home there are light cosmetic works buyers may feel appropriate.

A recently refurbished four-bedroom detached house on a private cul-de-sac with south-facing garden, garage and ample off-road parking.

ENTRANCE HALL: 12'1" x 10'9" (3.68m x 3.28m) An inviting room with space for shoes and coats, stairs leading to first floor with large understairs storage cupboard and doors leading to:-

SITTING ROOM: 14'1" x 13'3" (into bay) > 10'9" (4.29m x 4.04m > 3.28m) A wonderfully light room with large bay window overlooking the front garden and opening leading to:-

DINING ROOM: 14'1" x 9'7" (4.29m x 2.92m) A great sociable space with glass sliding doors leading to rear garden terrace with views over rear garden beyond.

KITCHEN: 12'2" x 8'6" (3.71m x 2.59m) The kitchen has recently been refitted with a range of attractive shaker style cupboards with a thick granite effect worktop, tile splashback and granite effect ceramic tile floor. Integrated appliances include a one-and-a-half oven, gas hob with extractor above, ceramic sink with drainer unit and mixer tap, full-height fridge/freezer, dishwasher and washing machine. Pretty views over the rear garden with side access door leading to front drive.

CLOAKROOM: Close coupled WC, wash hand basin with vanity unit.

First Floor

LANDING: An open staircase from the entrance hall leads you to the first floor with window to the front offering natural light and doors leading to:-

BEDROOM 1: 14'4" x 9'1" (4.37m x 2.77m) A spacious room with plenty of wall space for bedroom furniture with two windows offering pretty views over the south-facing garden.

BEDROOM 2: 12'3" x 9'1" (3.73m x 2.77m) A generous second bedroom with two windows overlooking the rear garden.

BEDROOM 3: 10'9" x 7'2" (3.28m x 2.18m) Window overlooking the front garden and street scene beyond.

BEDROOM 4: 7'9" x 7'0" (2.36m x 2.13m) This room is currently utilised as a study but would work well as a large single bedroom.

BATHROOM: A newly fitted four-piece bathroom suite consisting of a close coupled WC, walk-in corner shower cubicle with attractive tile surround, overhead shower and handheld shower, wash hand basin with

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mixer tap and vanity unit, large panel bath with attractive tile surround, mixer tap and handheld shower. This room has been finished with traditional fittings, mosaic tile floor and heated towel rail.

Outside

A shingle drive and turning bay provide ample **OFF-ROAD PARKING** as well as access to the **GARAGE: 16'11" x 8'6"** (5.16m x 2.59m) with up-and-over door and side access gate leading to rear garden.

The front garden has been landscaped for low maintenance being mainly laid to lawn with established borders of shrubs and hedging. To the immediate rear of the property you will find a raised terrace seating area which is a great space for entertaining and to enjoy the afternoon sun. The rest of the garden is predominantly laid to lawn with raised sleeper borders with a further private seating area found to the rear of the garage.

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

EPC RATING: D – 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.

WHAT3WORDS: <https://what3words.com/filled.rumbles.bogus>

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.

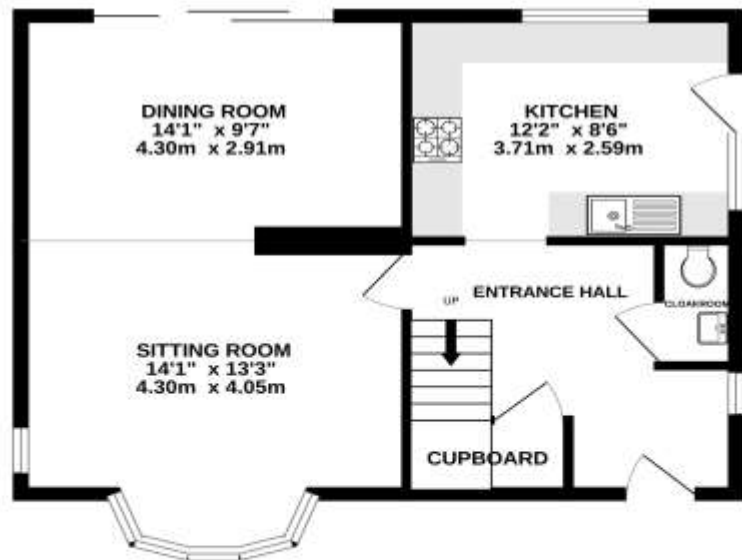
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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



GARAGE
16'11" x 8'6"
5.15m x 2.60m

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



DINING ROOM
14'1" x 9'7"
4.30m x 2.91m

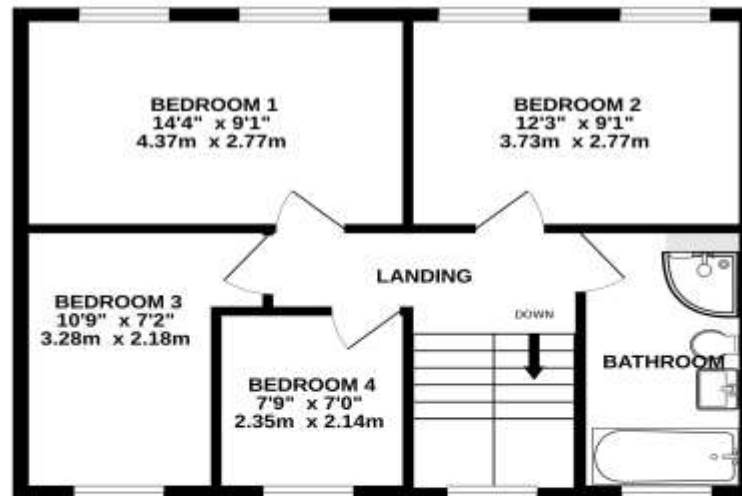
KITCHEN
12'2" x 8'6"
3.71m x 2.59m

SITTING ROOM
14'1" x 13'3"
4.30m x 4.05m

ENTRANCE HALL

CUPBOARD

CLOAKROOM



BEDROOM 1
14'4" x 9'1"
4.37m x 2.77m

BEDROOM 2
12'3" x 9'1"
3.73m x 2.77m

BEDROOM 3
10'9" x 7'2"
3.28m x 2.18m

BEDROOM 4
7'9" x 7'0"
2.35m x 2.14m

LANDING

BATHROOM

TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

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