



DAVID
BURR

24 Blunden Close,
Long Melford, Suffolk

24 BLUNDEN CLOSE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LL

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 well-presented top floor two-bedroom apartment situated in a highly regarded development on the edge of one of East Anglia's most sought-after villages. The property contains an open-plan kitchen/dining/living room, two double bedrooms and a bathroom and has the additional benefit of private off-road parking and a substantial garage.

A top floor two-bedroom apartment in a highly regarded development with off-road parking and garage.

Entrance door leading to:-

Outside

Hallway: With Amtico wood effect flooring, useful storage cupboard containing the gas boiler off, space for coats and shoes and doors leading to:-

KITCHEN/DINING/LIVING ROOM: 6.99m x 6.59m (max L-shape)
Arranged in an L-shape with plenty of space for seating and for a dining table and chairs. The kitchen contains a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel Zanussi four-ring gas hob with splashback and extractor fan over and a stainless-steel one-and-a-half sink with mixer tap above and drainer to side. Integrated appliances include a refrigerator and freezer, Bush electric combination oven and a washing machine.

BEDROOM 1: 3.52m x 3.42m A well-proportioned double room with a double-glazed window overlooking the access.

BEDROOM 2: 3.52m x 2.82m A further double bedroom which could equally be utilised as a study if required.

BATHROOM: 2.66m x 2.23m Containing a panelled bath with a tiled surround, mixer tap and shower attachment over. WC, pedestal wash hand basin and a chrome heated towel rail.

The property is approached via an access which leads onto a private **OFF-ROAD PARKING SPACE** which in turn leads onto a:-

GARAGE: 6.88m x 3.00m With up-and-over door, power and light connected.

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

EPC RATING: Band B – 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: Leasehold

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LENGTH OF LEASE: 125 years from January 2018 years with 118 years remaining

ANNUAL SERVICE CHARGE AMOUNT: £1800 p.a.

CONSTRUCTION TYPE: Brick

WHAT3WORDS: army.chitchat.chilled

VIEWING: Strictly by prior appointment only through DAVID BURR.

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