



DAVID
BURR

**The Vines, 21a Southgate Street,
Long Melford, Suffolk**



THE VINES, SOUTHGATE STREET, LONG MELFORD, SUFFOLK, CO10 9HU

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 four-bedroom detached house situated within short walking distance of the amenities of one of East Anglia's most highly regarded villages. The property contains accommodation over two levels which includes a sitting room, dining room, garden room, kitchen and ground floor utility/cloakroom whilst upstairs are four bedrooms and a family bathroom. To the rear of the property is a private enclosed west facing garden and the property is also offered with **NO ONWARD CHAIN**.

A four-bedroom detached house within short walking distance of village amenities.

Front door leading to:-

ENTRANCE HALL: With tiled flooring, staircase rising to first floor and wood and glass double doors opening into:-

DINING ROOM: 22'9" x 12'9" (6.97m x 3.94m) With plenty of space for a large dining table and chairs, range of three double-glazed sash windows overlooking the street scene, fitted storage cupboard with shelving off and a door opening onto the gardens. Opening leading to:-

SITTING ROOM: 16'7" x 9'4" (5.10m x 2.85m) With a further range of three double-glazed sash windows, central feature gas fireplace and a storage cupboard off.

UTILITY/CLOAKROOM: Containing a WC, wash hand basin and space and plumbing for a washing machine.

KITCHEN: 15'1" x 10'10" (max L-shape) (4.60m x 3.34m) With tiled flooring and a matching range of base and wall level units with worksurfaces incorporating a four-ring Zanussi gas hob with extractor fan above and a one-and-a-half ceramic sink with mixer tap above and drainer to side. Integrated Bosch electric combination oven, space for a free-standing refrigerator/freezer and additional appliance if required.

GARDEN ROOM: 10'7" x 9'3" (3.27m x 2.84m) With pamment tiled flooring and double door opening onto the garden.

First Floor

LANDING: With access to loft storage space, dado rail running throughout and with a useful fitted wardrobe with inset shelving and hanging rail off. Doors leading to:-

BEDROOM 1: 14'8" x 12'5" (4.51m x 3.80m) A well-proportioned double bedroom with dado rail and twin double-glazed windows providing for natural light.

BEDROOM 2: 11'4" x 11'0" (3.47m x 3.36m) A further well-proportioned double room with a double wardrobe, single wardrobe and further walk-in wardrobe.

BEDROOM 3: 12'7" x 8'0" (3.88m x 2.45m) A double bedroom with an outlook to the rear.

BEDROOM 4: 9'0" x 8'1" (2.47m x 2.06m) A further bedroom with an open outlook across the rear.

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BATHROOM: Containing a bath with shower over, WC and wash hand basin.

Outside

In front of the property is on street parking whilst to the rear is a low maintenance enclosed garden finished with brick paviours and with areas of seating with a west facing orientation.

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 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

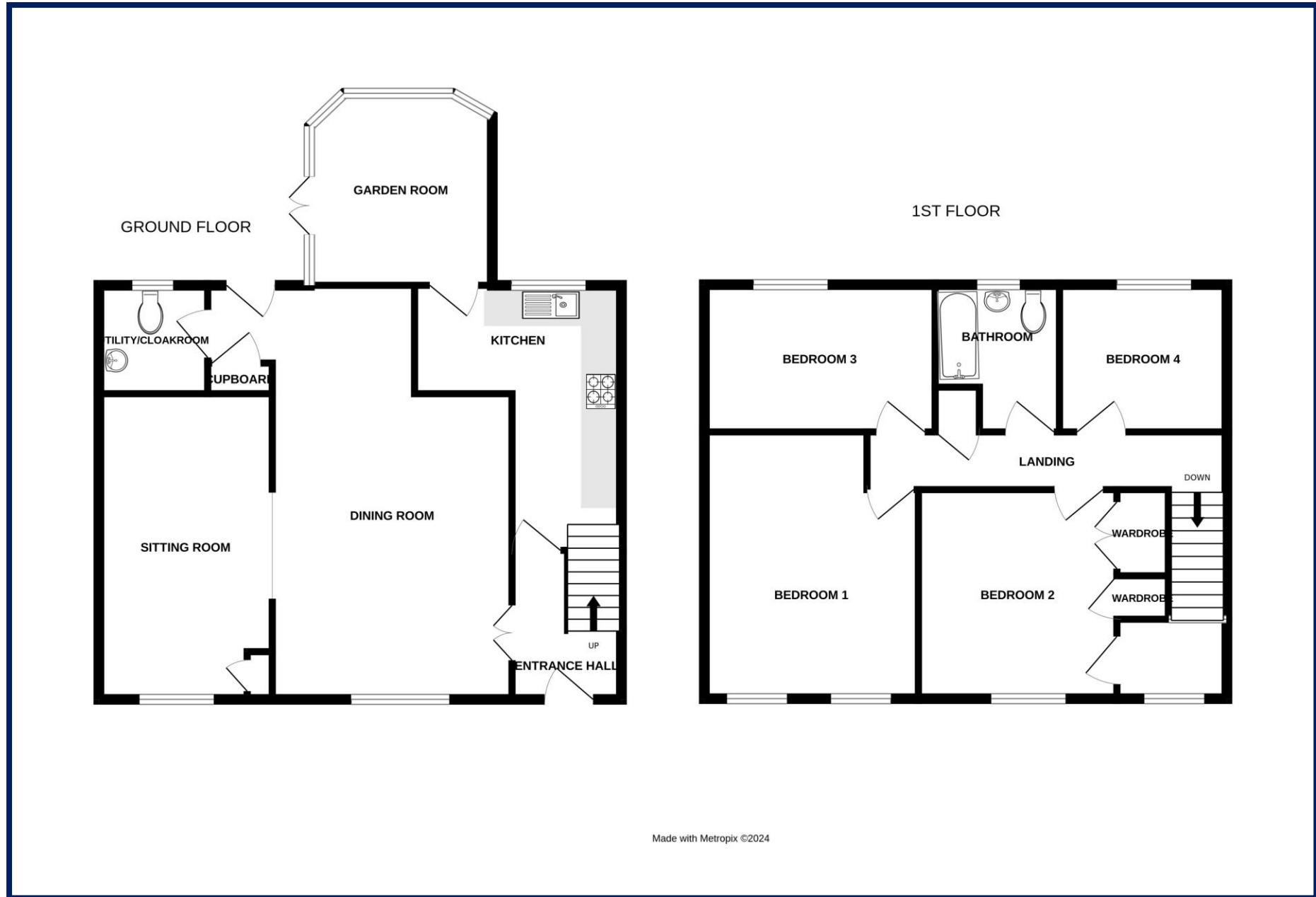
TENURE: Freehold

WHAT3WORDS: ///bedrock.chefs.moderated

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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