



**Woodpeckers, High Street,
Long Melford, Suffolk**

**DAVID
BURR**



WOODPECKERS, HIGH STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DD

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 substantial village house constructed in 2007 by highly regarded local building firm 'Maple' to a high standard which has been significantly improved by the current owners with the addition of a second floor to create an additional principal suite. Accommodation includes a sitting room, dining room and an open-plan kitchen/breakfast room together with a study, utility and cloakroom at ground floor. On the first floor are three well-proportioned double bedrooms (one with en-suite) and a family bathroom. The top floor is occupied by a spacious principal suite with a generous double room and bathroom with rolltop bath and shower. In front of the property a private driveway provides plenty of off-road parking which leads onto a garage and there is also a west facing landscaped garden with an outlook over woodland beyond.

A contemporary three-storey detached house with west facing garden, garage and parking in a central village location.

Front door leading to:-

ENTRANCE HALL: With attractive limestone flooring that continues throughout much of the ground floor and a staircase rising to first floor. Useful understairs storage cupboard off and doors leading to:-

SITTING ROOM: 4.7m x 3.51m (15'5" x 11'6") An attractive reception room with double-glazed sash window and a central gas fireplace with carved stone surround and polished granite hearth.

DINING ROOM: 5.18m x 3.48m (17'0" into bay x 11'5") A wonderful formal dining space with plenty of room for a large table and chairs and a sash bay window.

STUDY: 3.3m x 2.39m (10'10" x 7'10") An ideal space to work from home with an attractive outlook over the rear garden.

KITCHEN/BREAKFAST ROOM: 5.44m x 3.2m (17'10" x 10'6") Finished to an exceptionally high standard with an extensive range of shaker style base and wall level units with stone effect worksurfaces incorporating a five-ring ceramic hob with splashback and Bosch extractor fan over and a one-and-a-half ceramic sink with mixer tap and boiling water tap over, waste disposal unit and drainer to side. A range of integrated appliances include an electric AEG

double oven, Bosch dishwasher and a NEFF microwave as well as a wine cooler, refrigerator and separate freezer. Extensive solid oak cabinets throughout including pan drawers and with a separate storage cupboard off. Sash window with a pretty outlook over the garden and double doors opening onto terracing. High-quality limestone flooring which continues from the hallway with underfloor heating throughout. Plenty of space for a dining table and chairs.

UTILITY ROOM: 2.49m x 1.68m (8'2" x 5'6") With a continuation of limestone flooring and a range of base and wall level units with worksurfaces incorporating a stainless-steel sink with mixer tap, drinking water faucet and drainer to side. Space and plumbing for washing machine, fitted water softener and door opening onto the gardens as well as the garage (see below).

CLOAKROOM: Containing a WC and a wash hand basin.

First Floor

LANDING: With staircase rising to first floor with recessed storage underneath and doors leading to:-

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BEDROOM 2: 4.7m x 2.87m (15'5" x 9'5") A well-proportioned double bedroom with twin sash windows overlooking the street scene below, air conditioning, fitted double wardrobe and door leading to:-

EN-SUITE: With porcelain tile flooring and walls and a double-width shower with rainfall style showerhead, additional attachment below, WC and wash hand basin. Chrome heated towel rail.

BEDROOM 3: 5.47m x 3.13m (to rear of wardrobes) (17'9" x 10'3") Particularly generous in size having previously been two separate bedrooms now combined into one and with a lovely outlook over the rear garden and onto woodland beyond. Extensive range of bespoke fitted wardrobes with inset shelving, hanging rails and drawer units.

BEDROOM 4: 4.83m x 3.45m (15'10" x 11'4") A further double bedroom with twin double wardrobes and a pretty outlook across the garden.

BATHROOM: With patterned tiled flooring and partially tiled walls containing a large double ended bath with mixer tap and rainfall style shower over, WC, his-and-hers sinks with storage below and a heated towel rail.

Second Floor

LANDING: With doors leading to:-

PRINCIPAL SUITE: 5.87m x 3.39m (19'3" x 11'1") A newly created double bedroom following conversion of the loft space by the current owners and with a range of recessed LED spotlighting and extensive power points throughout as well as a television point. Skylight allowing for plenty of natural light and a double-glazed sash window overlooking the street scene.

BATHROOM: 3.36m x 2.34m (11'0" x 7'7") Designed in part as a wet room with a rainfall style shower and additional attachment below and a free-standing contemporary double ended bath with mixer tap and shower attachment. WC, double wash hand basin, chrome heated towel rail and an outlook to the rear.

Outside

In front of the property is a private brick paved driveway which provides parking for up to four vehicles and is enclosed by a low level brick wall and well-stocked flowerbeds. The driveway leads onto a:-

GARAGE: With wooden double doors, power and light connected, personnel door opening into the utility and windows overlooking the garden.

The property's rear garden is west facing and therefore benefits from the afternoon sun and has been attractively landscaped with a stone paved terrace adjacent to the property itself providing an attractive area of seating. Steps lead up to an expanse of lawn bordered by well-stocked flowerbeds and fencing and with an outlook over woodland belonging to Kentwell Hall behind. There is the further benefit of a **TIMBER STORAGE SHED** and **GREENHOUSE** and with an access down the side of the property providing a further discreet area of storage ideal for bins. Further benefits include an external tap, power sockets and lighting.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Underfloor gas fired heating throughout the ground floor.

NOTE: None of these services have been tested by the agent.

AGENT'S NOTES

The property benefits from a newly installed gas boiler.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

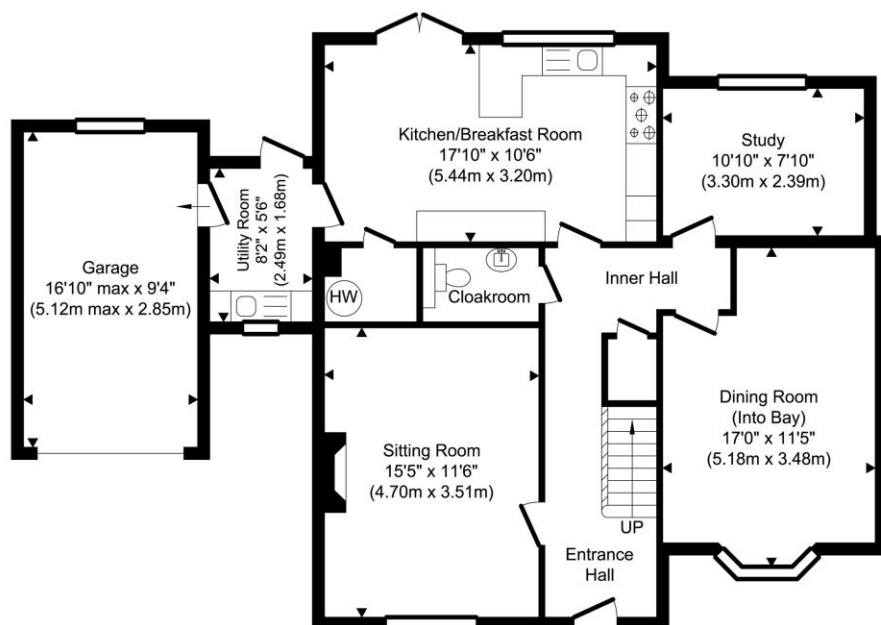
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F

TENURE: Freehold **CONSTRUCTION TYPE:** Brick and render

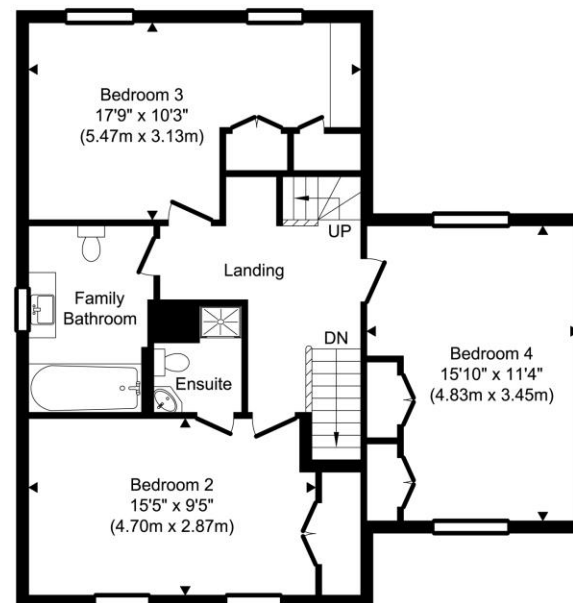
WHAT3WORDS: safely.exonerate.adults

VIEWING: Strictly by prior appointment only through DAVID BURR.

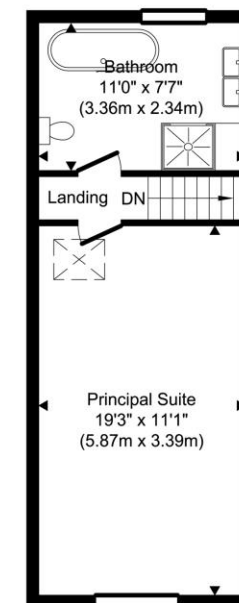
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Ground Floor
Approximate Floor Area
1045.06 sq. ft.
(97.09 sq. m)



First Floor
Approximate Floor Area
732.26 sq. ft.
(68.03 sq. m)



Second Floor
Approximate Floor Area
339.27 sq. ft.
(31.52 sq. m)

TOTAL APPROX. FLOOR AREA 2116.61 SQ.FT. (196.64 SQ.M.)
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