



**6 The Drays,
Long Melford, Suffolk**

**DAVID
BURR**



6 THE DRAYS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9TJ

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 well-appointed three/four bedroom townhouse is situated on the outskirts of the highly regarded village of Long Melford with spacious accommodation spread across three floors with private rear garden, off-road parking for two as well as visitor's space. This property is being offered with **NO ONWARD CHAIN**.

A spacious three/four bedroom townhouse with garden and off-road parking.

ENTRANCE HALL: A solid wooden panel door brings you to this room with arched window above, open staircase rising to first floor, large understairs cupboard and doors leading to:-

KITCHEN/BREAKFAST ROOM: 15'4" x 11'8" > 9'4" (4.67m x 3.55m > 2.84m) The kitchen is fitted with a wide range of traditional units offering useful storage with a stone effect worktop and further matching Welsh dresser style unit with dining space beyond. Integrated appliances include a one-and-a-half eye-level oven, ceramic hob with extractor above, one-and-a-half composite sink with drainer unit and mixer tap, dishwasher and fridge with pretty views over the garden and door leading to rear terrace.

UTILITY ROOM: 11'4" x 8'0" (3.45m x 2.44m) Accessed off the entrance hall, this is a useful storage space with matching stone effect worktop to the kitchen with space for a washing machine and tumble dryer.

CLOAKROOM: A two-piece suite consisting of a close coupled WC, wash hand basin with vanity unit and attractive tile splashback.

First Floor

LANDING: Open staircase leading to second floor and door leading to:-

SITTING ROOM: 15'5" x 11'9" (4.70m x 3.58m) A wonderfully light room with two windows overlooking the rear garden with your attention immediately drawn to the fireplace with marble hearth, carved Georgian style surround and gas fireplace.

DINING ROOM/BEDROOM 3: 15'5" x 8'0" (4.70m x 2.44m) An elegant room that has previously been utilised as a further bedroom with large sash window to the front.

STUDY/BEDROOM 4: 7'0" x 6'11" (2.13m x 2.11m) Large sash window to the front with space for a desk and chair.

Second Floor

LANDING: Large airing cupboard with fitted shelving and doors leading to:-

MASTER BEDROOM: 15'3" x 9'1" (4.65m x 2.77m) This room is fitted with an extensive range of wardrobes with a part-mirrored frontage with matching side tables and storage below. From this room, two large windows offer elevated views over the rear garden with space for other bedroom furniture.

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BEDROOM 2: 11'11" x 8'0" (3.63m x 2.44m) A generous second bedroom with a range of fitted wardrobes with a part-mirrored frontage with large sash window overlooking the front.

DRESSING ROOM: 7'0" x 6'11" (2.13m x 2.11m) This room is fitted with four matching wardrobes to the aforementioned bedrooms with matching dressing table and large sash window to the front.

FAMILY BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit with a double-width walk-in shower with overhead power shower and attractive tile surround and heated towel rail.

Outside

To the front of the property a tarmac drive provides **OFF-ROAD PARKING** and in turn access to the **GARAGE:** 8'0" x 6'4" (2.44m x 1.93m) that is part converted but offers useful storage with footpath leading to the front door. In addition to the parking to the front of the property there is a further allocated parking space and additional visitor's space.

To the immediate rear of the property is a terrace seating area being a great space for entertaining with raised borders either side offering delightful seasonal colour with the rest of the garden being low maintenance fitted with a high-quality artificial grass.

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 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: D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

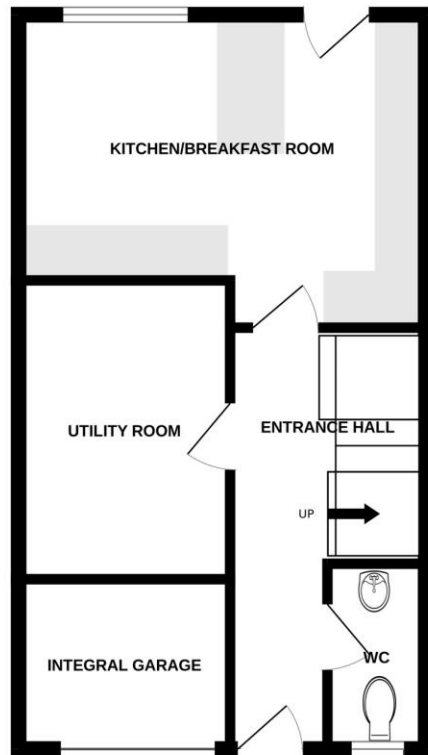
WHAT3WORDS: products.cassettes.hood

VIEWING: Strictly by prior appointment only through DAVID BURR.

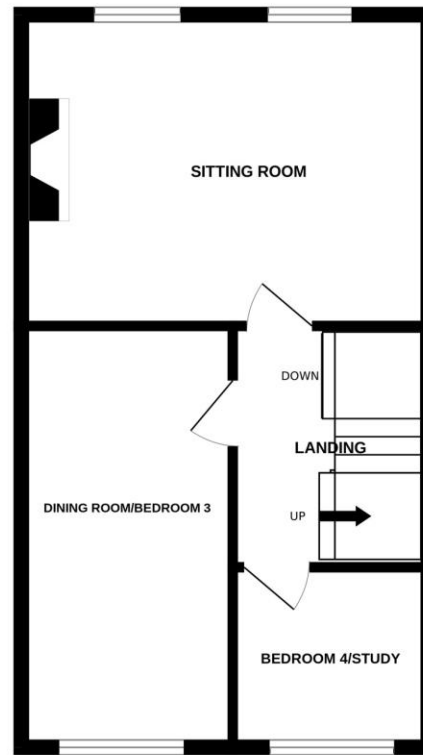
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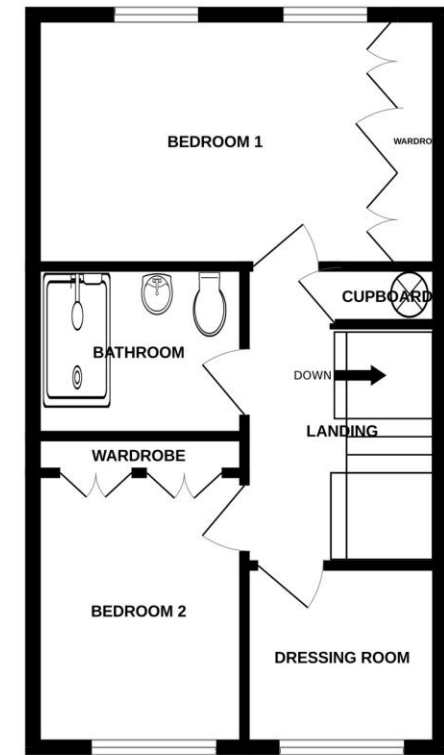
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

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