



**11 Old Court,  
Long Melford, Suffolk**

**DAVID  
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# 11 OLD COURT, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HA

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 detached house situated in one of the village's most sought-after cul-de-sacs within short and easy walking distance of the centre of the Long Melford and a host of local amenities. The property contains bright well-designed accommodation over two levels which includes a sitting room, dining area, kitchen/breakfast room and a garden room as well as a ground floor cloakroom. Upstairs are four bedrooms (the master with en-suite) and a family bathroom. To the front of the property is a private driveway providing off-road parking which leads onto a garage whilst to the rear is a sunny well-established garden with an area of lawn and terracing.

## A four-bedroom, two bathroom detached house on a highly desirable cul-de-sac.

Front door leading to:-

**ENTRANCE VESTIBULE:** With fitted barrier matting and wood and glass panel door leading to:-

**ENTRANCE HALL:** A generous and inviting space with stairs to the first floor, storage cupboard, personnel door to garage and door to:-

**SITTING ROOM:** 4.72m x 3.58m (15' 6" x 11' 9") A light room overlooking the front gardens with the main focal point being a fireplace with lime stone surround. Opening leading to:-

**DINING AREA:** 5.59m x 2.44m (18' 3" x 8' 0") A large open-plan area with a feeling of space created by the opening to the kitchen and with plenty of space for a large dining table and chairs. Two sets of double doors leading into:-

**GARDEN ROOM:** 5.79m x 1.83m (19' 0" x 6' 0") A large room enjoying views over the landscaped gardens. Door opening to the rear terrace with garden beyond.

**KITCHEN/BREAKFAST ROOM:** 4.47m x 3.99m narrowing to 2.57m x 2.44m (14' 8" x 13' 1" narrowing to 8' 5" x 8' 0") A spacious room fitted with a range of matching units with solid oak doors and integrated appliances including a Neff oven, five ring gas hob, dishwasher and fridge. Finished with

granite worktops, inset stainless steel sink unit and mixer tap over. Door to side garden.

**CLOAKROOM:** Fitted with WC and wash hand basin.

### First Floor

**LANDING:** With linen cupboard, access to loft storage space and door to:-

**BEDROOM 1:** 3.73m x 3.66m (12' 3" x 12' 0") A well-proportioned double room with a view over the front gardens and a door opening onto:-

**EN-SUITE:** With tiled shower cubicle with rainfall style showerhead and additional attachment below, WC, pedestal wash hand basin and a chrome heated towel rail.

**BEDROOM 2:** 3.56m x 3.53m (11' 8" x 11' 7") Overlooking the rear garden.

**BEDROOM 3:** 3.61m x 2.74m (11' 10" x 9' 0") Overlooking the front garden.

**BEDROOM 4:** 3.38m x 2.49m (11' 1" x 8' 2") With a view to the rear and the clear potential to be utilised as a study if required.

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**FAMILY BATHROOM:** Containing a rolltop bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

## Outside

In front of the property a driveway provides **OFF-ROAD PARKING** adjacent to an area of lawn and colourful well-stocked beds and in turn leads into a:-

**GARAGE:** With electric up-and-over door, base and wall level units incorporating a stainless-steel sink and with space and plumbing for a washing machine and space for tumble dryer. Personnel door leading into the hallway.

The rear garden has been landscaped with a central expanse of lawn bordered by colourful well-stocked beds and with stone paved terracing providing an attractive area of seating.

**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:** F

**TENURE:** Freehold

**WHAT3WORDS:** hikes.assets.rekindle

**CONSTRUCTION TYPE:** Brick

**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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