



**74 Braithwaite Road,
Long Melford, Suffolk**

**DAVID
BURR**



74 BRAITHWAITE ROAD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9FS

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 delightful three double bedroom detached bungalow sits at the end of a private cul-de-sac built by the prestigious developer Hopkins Homes and was completed in 2020. A sociable open-plan living space abuts a private part-walled rear garden with summerhouse, off-road parking and garage.

A three-bedroom detached bungalow with garden and parking.

Glass panel front door leading to:-

ENTRANCE HALL: A central corridor 24ft in length with all four rooms leading off with useful coats cupboard and double door airing cupboard with shelving and doors leading to:-

KITCHEN/DINING/LIVING ROOM: A large L-shaped room that is particularly sociable with triple aspect windows filling the room with natural light enjoying views over both the side and rear gardens. The kitchen is fitted with a wide range of modern shaker style cupboards with a thick wood effect worktop, integrated one-and-half eye-level oven, gas hob and extractor above with space for a washing machine, dishwasher and large fridge/freezer. Beyond this you will find a seating area with an electric fireplace being the main focal point with pretty moulded surround and French doors leading to a rear garden terrace and pretty views beyond.

MASTER BEDROOM: A spacious room with views over the green to the front with space for a large double bed as well as other bedroom furniture with two fitted wardrobes and door leading to:-

EN-SUITE SHOWER ROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap and large walk-in shower cubicle with overhead shower, shower screen and attractive tiled surround.

BEDROOM 2: A generous second bedroom with double built-in wardrobe with views over the front garden and green beyond.

BEDROOM 3: This room is currently utilised as a home office/spare bedroom with views over the rear garden.

BATHROOM: A three-piece suite consisting of a pedestal wash hand basin with mixer tap, close coupled WC, large panel bath with overhead shower and shower screen with attractive tile surround and useful corner cupboard.

Outside

To the front of the property you will find a long gravel drive that provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and power connected as well as space for a work bench or further storage and service door leading to rear garden. The front garden is landscaped for low maintenance with well-stocked borders of lavender, shrubs and bushes offering seasonal colour with the rest of the garden being laid to lawn with footpath leading to front door.

To the immediate rear of the property, accessed via French doors off the sitting room, you will find a terrace seating area being a great space to enjoy the garden from with the rest of the garden being predominantly laid to lawn with well-stocked borders and a range of rose bushes and shrubs offering a variety of colour. To the back of the garden you will find a large **SUMMERHOUSE**

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that is currently utilised as a studio for hobbies with French doors overlooking the garden with power and lighting 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.

AGENT'S NOTES

There is a service charge in the amount of £169.72 per annum for 2024.

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: E.

TENURE: Freehold.

WHAT3WORDS: confetti.pillows.lease

CONSTRUCTION TYPE: Brick.

ACCESSABILITY ADAPTIONS: The property is currently fully set up for wheelchair access.

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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Ground Floor
Approximate Floor Area
1181.12 sq. ft.
(109.73 sq. m)

Garage
Approximate Floor Area
277.27 sq. ft.
(25.76 sq. m)

Outbuilding
Approximate Floor Area
52.95 sq. ft.
(4.92 sq. m)

TOTAL APPROX. FLOOR AREA 1511.36 SQ.FT. (140.41 SQ.M.)
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