



**6 Westropp's,  
Long Melford, Suffolk**

**DAVID  
BURR**

# 6 WESTROPPTS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HW

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 spacious two-bedroom detached house is situated at the back of a private cul-de-sac abutting stunning countryside views. This property is being offered with **NO ONWARD CHAIN**.

## A spacious two-bedroom detached house with garden and parking.

**ENTRANCE PORCH:** An inviting room with views over the front garden and obscure glass door leading to:-

**ENTRANCE HALL:** Large L-shaped understairs storage cupboard with staircase leading to first floor and doors leading to:-

**SITTING/DINING ROOM:** A wonderfully light triple aspect room stretching from front to back with charming views over the rear garden and rolling countryside beyond. This room is finished with a tiled floor with underfloor heating as well as wet radiator heating.

**KITCHEN:** Fitted with a wide range of matching traditional storage cupboards with a stone effect worktop, integrated sink with drainer unit and mixer tap, eye-level oven, ceramic hob with space for a washing machine and fridge/freezer. Beyond this is a further side porch leading out to the off-road parking with side access gate leading to rear garden.

**SHOWER ROOM:** A three-piece suite consisting of a pedestal wash hand basin with mixer tap, close coupled WC and corner shower cubicle with overhead shower and attractive tiled surround.

### First Floor

**LANDING:** Large window offering views over the front garden and street scene beyond with doors leading to:-

**BEDROOM 1:** A generous master bedroom with two double built-in wardrobes as well as eaves storage cupboard with large window offering stunning rolling countryside views.

**BEDROOM 2:** A spacious second bedroom with built-in wardrobes as well as a sink with mixer tap and vanity storage with door leading to:-

**CLOAKROOM:** With close coupled WC and eaves storage.

### Outside

A tarmac drive to the front of the property provides ample **OFF-ROAD PARKING** with **GARAGE** beyond.

To the immediate rear of the property is a terrace seating area accessed via patio doors from the sitting/dining room which is a great space for entertaining with the rest of the garden being predominantly laid to lawn abutting stunning countryside views.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. Electric underfloor heating in the sitting/dining room.

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

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**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:** C.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** flannel.booklets.grief

**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.



