



DAVID  
BURR

18 Orchard Brook, Long Melford,  
Sudbury, Suffolk



# 18 ORCHARD BROOK, LONG MELFORD, SUDBURY, SUFFOLK CO10 9LF

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 modern two bedroom house is situated on the sought-after Orchard Brook development ideally located for country walks whilst being in close proximity to village amenities. Each of the bedrooms are of a generous size with dressing room to the master with a private rear garden and off-road parking.

## A modern two-bedroom house with garden and off-road parking close to town amenities.

**ENTRANCE HALL** An inviting space finished with a stone effect ceramic tiled floor that continues into the reception room with a useful shoes and coat cupboard, open staircase leading to the first floor and doors leading to;

**KITCHEN/DINING/SITTING ROOM:** The kitchen is fitted with a wide range of matching contemporary units with a marble effect worktop incorporating a composite butler style sink with mixer tap, ceramic hob with extractor fan above and over below, fridge freezer. A matching island unit provides further storage as well as breakfast bar seating dividing the room into two distinct areas. Beyond the breakfast bar is a further seating space with your attention immediately drawn to the bespoke fitted media wall with electric log burning effect fire below, useful shelving and window offering views over the Orchard Brook Green. French doors leading to a rear garden terrace.

**UTILITY/PANTRY:** Accessed off the entrance hall, this is a particularly useful room with space for a washing machine and tumble dryer and fitted with an extensive range of shelving to meet any storage needs.

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC wash hand basin with mixer tap and vanity unit finished with a marble effect ceramic tiled floor and half height to walls.

### First Floor

**LANDING:** Finished with an ornate panelling and dado rail matching the entrance hall with doors leading to;

**BEDROOM 1:** A wonderfully light spacious room with detailed wall panelling to the headboard and door leading to.

**DRESSING ROOM:** This room is fitted with an extensive range of open fronted wardrobes with huge amounts of hanging rail and draw storage with showroom lighting, dressing table seating area and spot lighting.

**BEDROOM 2:** A generous second bedroom with two windows overlooking the Orchard Brook Green with large built-in cupboard offering fantastic storage.

**BATHROOM:** A four-piece suite consisting of a close coupled WC, large panel bath with mixer tap and hand held shower, large wash hand basin with mixer tap and vanity unit, double width low threshold shower with overhead waterfall shower, heated towel rail finished with a marble effect ceramic tile.

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## Outside

The front garden has been landscaped for low maintenance with established box hedging and wood chipping borders with footpath leading to the front door.

To the immediate rear of the property is a private terrace seating area providing a great space for entertaining with the rest of the garden being laid to artificial lawn, with a raised border to the back, neighbouring a useful storage shed. A rear gate leading to an area of **OFF-ROAD PARKING** for two, with side access drive from the front.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating by radiators. Solar panels. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

The property is situated on a privately maintained road and a maintenance charge applies. Contact agent for more details.

**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:** C.

**TENURE:** Freehold.

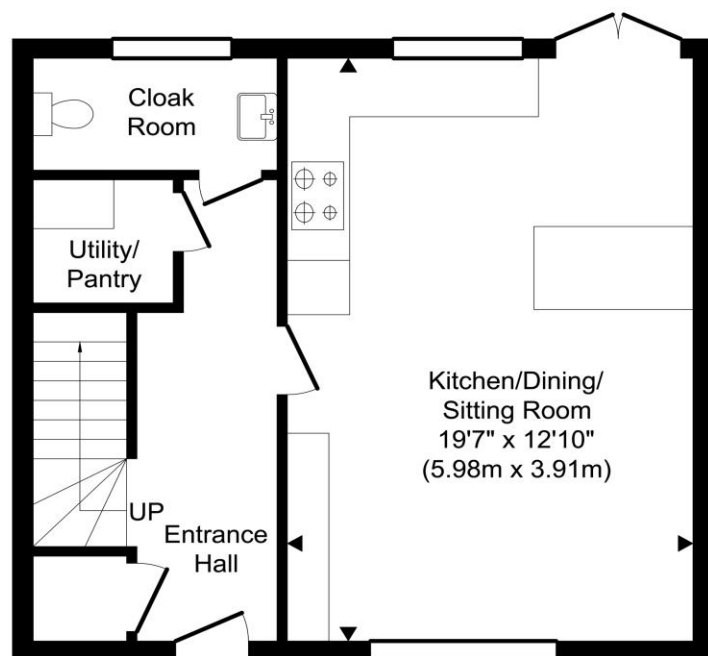
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** puppets.joys.uptak

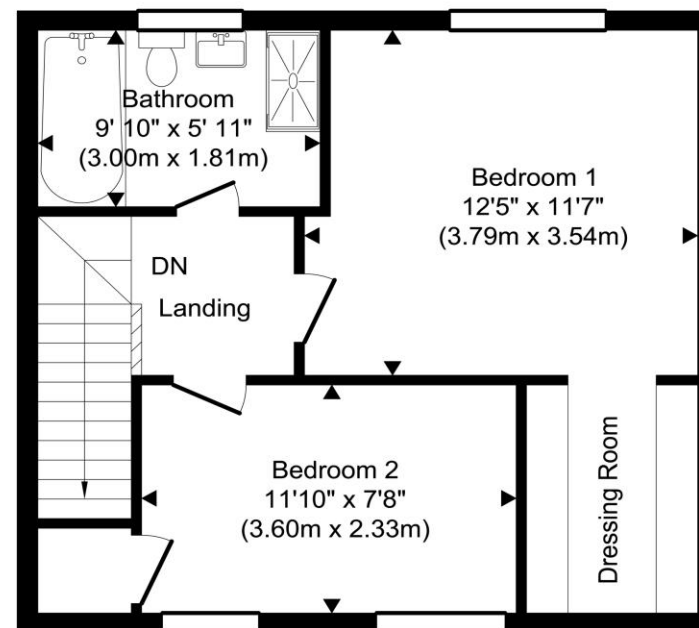
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
409.35 sq. ft.  
(38.03 sq. m)



First Floor  
Approximate Floor Area  
409.35 sq. ft.  
(38.03 sq. m)

TOTAL APPROX. FLOOR AREA 818.70 SQ.FT. (76.06 SQ.M.)

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