



**5 Chestnut Terrace, Hall Street,  
Long Melford, Suffolk**

**DAVID  
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# 5 CHESTNUT TERRACE, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JE

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 charming three-bedroom family home is situated in the heart of the highly regarded village of Long Melford and has been renovated under the current ownership. Each of the three bedrooms are of a generous size with en-suite to master, contemporary fitted kitchen and log burner to the front reception room. This property is being offered with **NO ONWARD CHAIN**.

## A three-bedroom family home with a garden in the centre of the village.

**SITTING ROOM:** A traditional square room for this age with your attention immediately drawn to the soft white brick fireplace with inset log burner and oak bressumer beam with alcove cupboard and worktop above and large sash window to the front. This room is finished with deep skirting boards that complement the generous ceiling height with solid wooden door leading to:-

**KITCHEN:** The kitchen is fitted with a wide range of contemporary units with a thick oak worktop above, attractive tile splashback and matching wall cupboards. Integrated appliances include a stone effect composite sink with mixer tap, double oven and ceramic hob with extractor above, dishwasher and washer/dryer with staircase leading to first floor and opening leading to:-

**UTILITY HALL:** Integrated fridge/freezer and matching worktop to the kitchen providing a breakfast bar seating area with matching shelving above, door leading to rear garden and solid wooden door leading to:-

**BATHROOM:** A modern more recently refitted suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, large panel bath with mixer tap and handheld shower and heated towel rail.

### First Floor

**LANDING:** Stairs leading to second floor and solid wooden doors leading to:-

**BEDROOM 2:** A generous master bedroom with chimney breast providing useful alcoves for bedroom furniture either side and large sash window to the front offering interesting street scene views below.

**BEDROOM 3:** A generous third bedroom with views over the rear garden and three useful storage cupboards including an airing cupboard.

### Second Floor

**MASTER BEDROOM:** A spacious master suite with beautiful elevated views over Hall Street and picturesque countryside beyond. Door leading to:-

**EN-SUITE:** A three-piece suite consisting of a corner shower cubicle with attractive tile surround, handheld shower and overhead shower, close coupled WC, contemporary wall hung wash hand basin with vanity unit and mixer tap, heated towel rail and a useful eaves storage cupboard.

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## Outside

To the immediate rear of the property is a terrace seating area with picket fence leading to an expanse of lawn with a large terrace seating area to the back with pergola above being a great space for entertaining with neighbouring **OUTBUILDING** with lighting and power.

**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

As is not uncommon with properties of this ilk, number 5 does enjoy a right-of-way across the back of numbers 1-4 for access for bins and maintenance.

**EPC RATING:** Band E – 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:** B.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** ///bedding.tripled.condense

**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.





