



**39 Orchard Brook,
Long Melford, Suffolk**

**DAVID
BURR**



39 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).

A unique end of terrace single storey home situated in the very centre of one of East Anglia's most highly regarded and picturesque villages, all within immediate walking distance of various local amenities. The property contains beautifully presented accommodation which includes an open plan kitchen/dining/living room, two well-proportioned bedrooms, a high-quality shower room and a further guest cloakroom as well as a utility cupboard. Outside, the property has access to various areas of communal garden including one of which is particularly private for the benefit of this particular apartment. There is also a private off-road parking space, a particularly valuable commodity in the centre of the village.

A two bedroom single storey home in the centre of Long Melford with private parking and access to attractive communal gardens.

Front door leading to:

ENTRANCE HALL: With fitted coir matting and with access to loft space above. Plenty of space for coats and shoes and with doors leading to:

KITCHEN/DINING/LIVING ROOM: A bright triple aspect room with a sociable open plan layout and attractive double doors opening onto terracing. Plenty of space for seating, dining table and chairs and containing a matching range of base and wall level units with wood effect work surfaces incorporating a ceramic sink with mixer tap above and drainer to side and a four ring AEG induction hob with extractor fan over. Space and plumbing for a dishwasher, integrated refrigerator, freezer and AEG electric combination oven. Attractive Amtico wood-effect flooring in the kitchen area.

BEDROOM ONE: A well-proportioned double room with floor to ceiling fitted wardrobes with sliding doors, inset shelving and hanging rails.

BEDROOM TWO: Currently utilised as a snug/hobbies room but which could equally be repurposed as a further double bedroom if required.

SHOWER ROOM: Containing a particularly large high specification walk-in shower with glass screen and attractive tiled surround. WC, wash hand basin and a chrome heated towel rail.

CLOAKROOM: Containing a WC, wash hand basin with tiled splashback and storage below and further hanging space for coats.

UTILITY CUPBOARD: With space and plumbing for a washing machine and or tumble dryer above.

Outside

The property is situated at the rear of a highly regarded block of over 55s apartments. Access is via a covered walkway which expands into an attractive communal garden, enclosed by a mellow red brick wall and with a fine outlook over neighbouring countryside behind. At the rear of the property is a discreet stone paved terrace, again enclosed by mellow red brick wall, which whilst not on the title of the property, in reality is enjoyed mainly by this apartment only. It provides an attractive and private area of seating with a high degree of privacy and peace and quiet. There is the further benefit of a private **OFF-**

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ROAD PARKING SPACE as well as access to visitors' bays, with a visitors permit included with the purchase.

Agent's Notes

Service charge: £1,100 per annum.

Ground rent: £200 per annum

Remaining years on lease: 992 years left.

The property stands within a conservation area.

Three years remain on the original Checkmate building guarantee certificate.

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

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

WHAT3WORDS: ///flicks.circular.awakening

VIEWING: Strictly by prior appointment only through DAVID BURR.

FLOORPLAN TO BE APPENDED

