



**2 List House,  
Long Melford, Suffolk**

**DAVID  
BURR**

# 2 List House, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9JL

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 period apartment enjoys a central position with its own private front door with well-proportioned rooms and garage to the rear. This property is offered with **NO ONWARD CHAIN**.

## A two-bedroom flat in the very centre of the village with private parking.

**ENTRANCE HALL:** This room is accessed by an obscured glass door that is set back from Long Melford high street with space for shoes and coats and staircase leading to first floor.

**CENTRAL HALL:** The central hallway is filled with natural light with sash windows to the front and casement windows to the side and all rooms lead off with useful airing cupboard and doors leading to :

**SITTING ROOM:** This is a particularly grand room with two sash windows overlooking the high street with attention immediately drawn to the gas coal effect fireplace with detail moulded surround.

**KITCHEN:** Situated towards the back of the property the kitchen is fitted with a wide range of matching units with a stone effect worktop matching return and an attractive tile splash back. Integrated appliances include an oven with ceramic hob and extractor above two and a half stainless steel sink with draining unit and mixer tap with place for washing machine and fridge freezer with gardens behind and countryside beyond.

**BEDROOM ONE:** A generous master bedroom with sash window overlooking Hall Street with space for a large double bed and other bedroom furniture.

**BEDROOM TWO:** A generous second double bedroom with casement window to the side.

**BATHROOM:** A three piece suit consisting of a WC, pedestal hand wash basin and large panel bath with mixer taps and shower above.

### Outside

To the rear of the property, you will find a garage with up and over doors.

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

**EPC RATING:** Band D. 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.

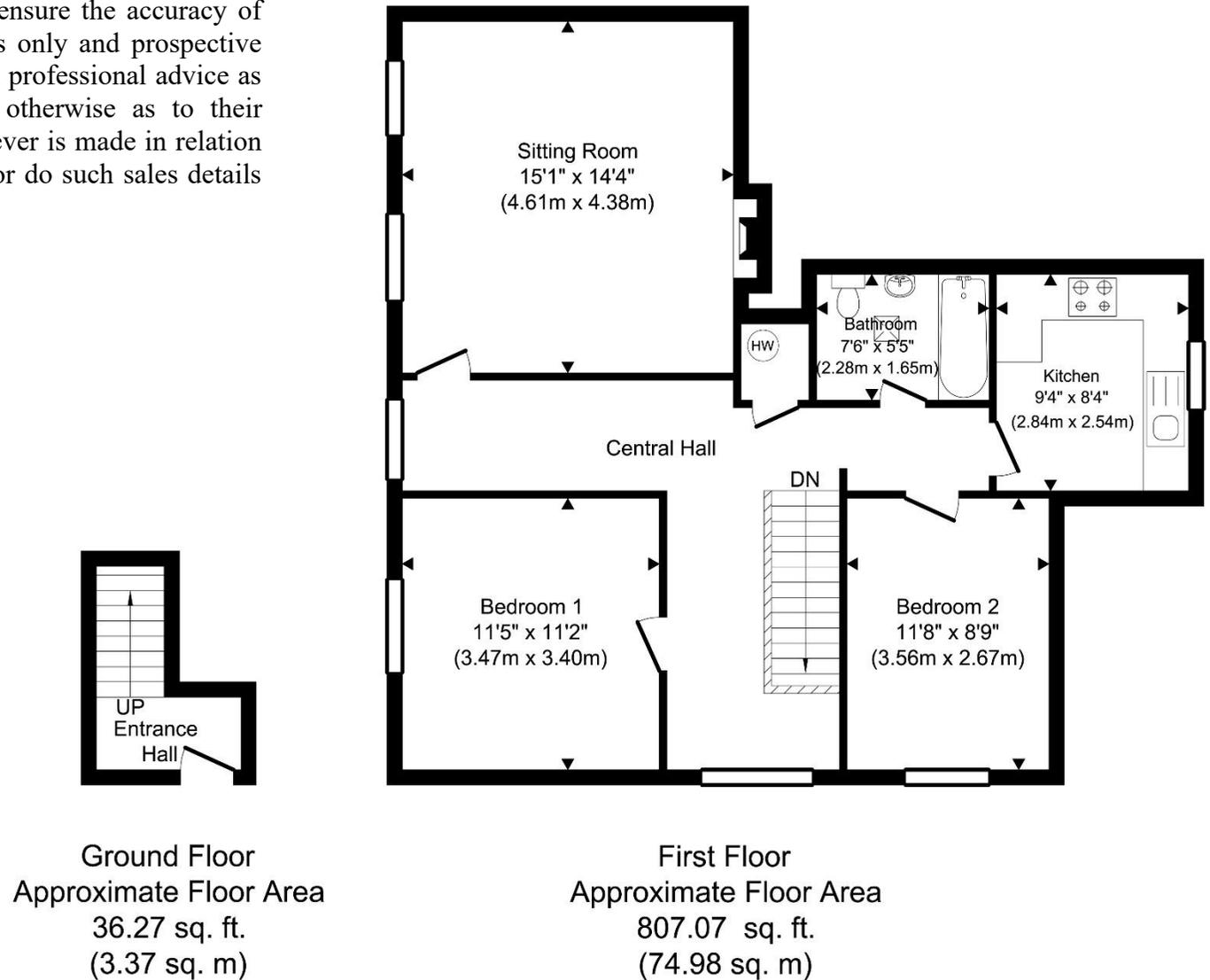
**TENURE:** Freehold

**WHAT3WORDS:** ///fried.steam.steps

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

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**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.



TOTAL APPROX. FLOOR AREA 843.35 SQ.FT. (78.35 SQ.M.)

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