



DAVID
BURR

**11 The Limes,
Long Melford, Sudbury, Suffolk**



11 The Limes, Long Melford, Sudbury, Suffolk, CO10 9SX

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 three bedroom detached bungalow is centrally located for the wonderful amenities Long Melford has to offer, with a predominately west facing wrap around garden, off-road parking and garaging.

An obscured glass and solid wooden door brings you to:

ENTRANCE HALL: This is a central hall with all rooms leading off with door leading to:

SITTING ROOM: This is a particularly light double aspect room enjoying wonderful views over the front garden with your attention immediately drawn to the electric fireplace, with ample space for other sitting room furniture.

KITCHEN: The kitchen is fitted with a wide range of modern wood effect units with a thick stone effect worktop and tiled splashback. Integrated appliances include a one and a half stainless steel single sink with mixer tap above and drainer to side, eye level oven and hob with extractor above, space for a fridge/freezer and pretty views across the rear garden. Door leading to:

CONSERVATORY/BREAKFAST ROOM: Accessed via a glass panel door from the kitchen, this room enjoys panoramic views over the rear garden, with glass panel door leading to rear terrace.

BEDROOM ONE: A generous master bedroom with large window overlooking the rear garden, with space for a large double bed and room for other bedroom furniture.

BEDROOM TWO: A generous second double bedroom with large window to the front, currently utilised as a dining room.

BEDROOM THREE: This room is used as an occasional guest bedroom, with a bank of six fitted sliding wardrobes, offering brilliant shelving and hanging storage.

SHOWER ROOM: A three piece suite consisting of a corner shower cubicle with overhead shower and stone effect panelling, WC and wash hand basin with mixer tap as well as a bank of vanity storage below and stone work top above and heated towel rail.

Outside

To the front of the property is a blocked paved driveway providing off-road parking and in turn access to the **GARAGE** with an electric door and further obscured glass service door leading onto the front garden. A block footpath leads you to the front door with a further footpath leading to rear garden, passing an expanse of lawn with well-stocked seasonal borders of shrubs, hedging and climbers, as well as a range of bulbs.

To the immediate rear of the property is a large terraced seating area being of great space for entertaining and to enjoy the afternoon sun, of this westerly facing rear garden. This then leads onto a wide expanse of lawn with borders to either sides, offering seasonal colour as well as a range of established bushes and trees, with a further useful storage shed.

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

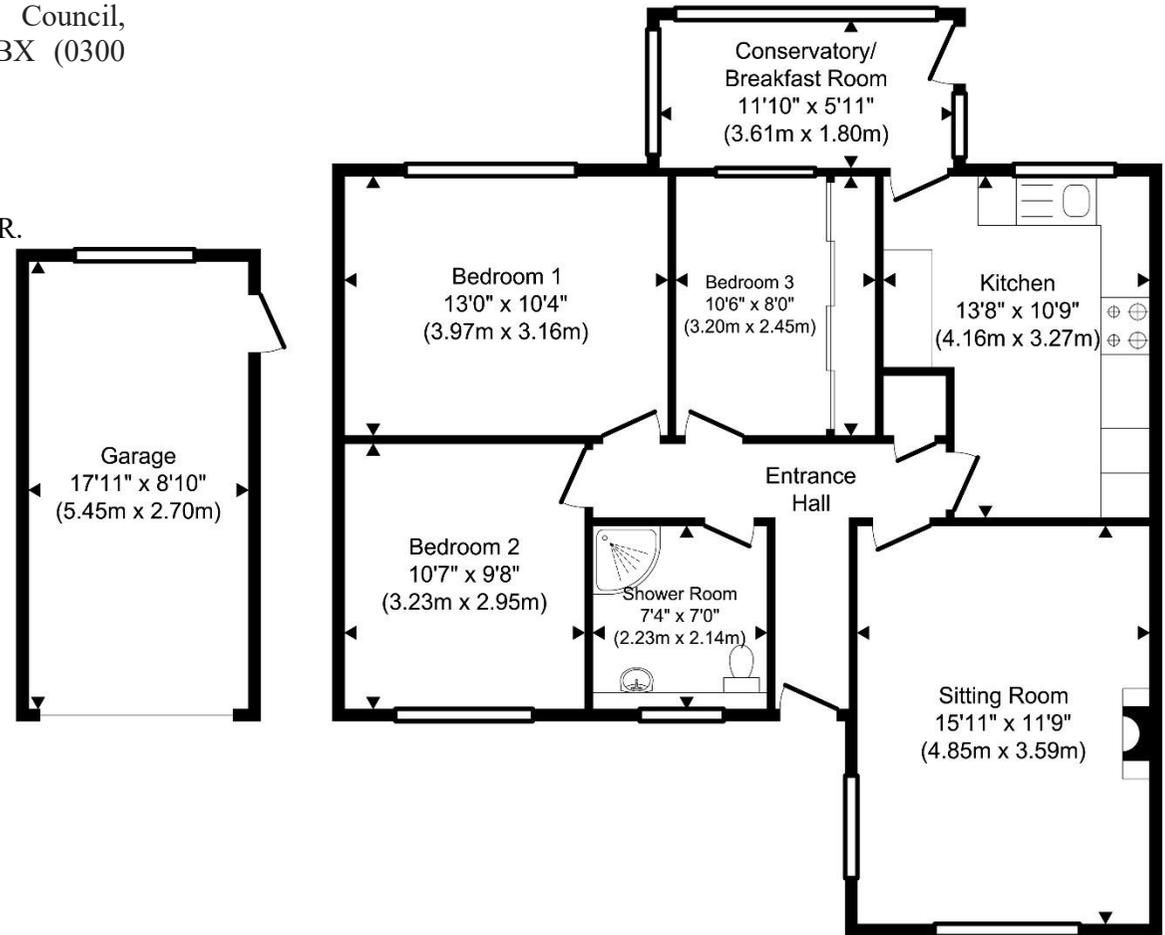
EPC RATING: C. A copy of the energy performance certificate is available on request.

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** C.

WHAT3WORDS: ///limelight.name.bloom

VIEWING: Strictly by prior appointment only through DAVID BURR.



Outbuilding
Approximate Floor Area
158.33 sq. ft.
(14.71 sq. m)

Ground Floor
Approximate Floor Area
865.95 sq. ft.
(80.45 sq. m)

TOTAL APPROX. FLOOR AREA 1024.29 SQ.FT. (95.16 SQ.M.)

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