



**66 St Catherines Road,  
Long Melford, Suffolk**

**DAVID  
BURR**

# 66 St Catherines Road, Long Melford, Sudbury, Suffolk, CO10 9JU

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 charming two bedroom cottage in the historic well served village of Long Melford, being offered with no onward chain.

## A spacious Victorian cottage

**SITTING ROOM:** This is a charming room with your attention immediately drawn to the fireplace with tiled hearth, oak bressummer beam and inset log burner with alcoves to either side for sitting room furniture. Opening leading to:

**DINING ROOM:** A more formal reception room with large understairs storage cupboard, staircase leading to first floor and opening to:

**KITCHEN:** Fitted with a wide range of contemporary units with a thick stone effect worktop and metro tiled splashback. Integrated appliances include a one and a half ceramic sink with drainer unit and mixer tap, gas hob with extractor above and oven below, with glass door leading to:

**UTILITY ROOM:** Glass door providing side access to both the front and rear with space for a washing machine and fridge freezer.

### First Floor

**LANDING:** Over stairs airing cupboard and doors leading to:

**BEDROOM 1:** A generous double bedroom with window to the front and space for other bedroom furniture.

**BEDROOM 2:** A generous second bedroom with window overlooking the rear garden.

**BATHROOM:** A three piece suite consisting of a large corner shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap and useful storage cupboard.

### Outside

To the front of the property is a soft red brick wall with wrought iron gate and footpath leading to the front door, with the rest of the garden landscaped for low maintenance, being paved with numerous raised borders.

To the immediate rear of the property is a terraced seating area and pergola providing a great space for entertaining with a range of useful outbuildings providing storage.

### Agents notes

As is common with properties of this age, neighbouring properties do enjoy a right of way across the rear garden.

**SERVICES:** Main 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 E. 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).

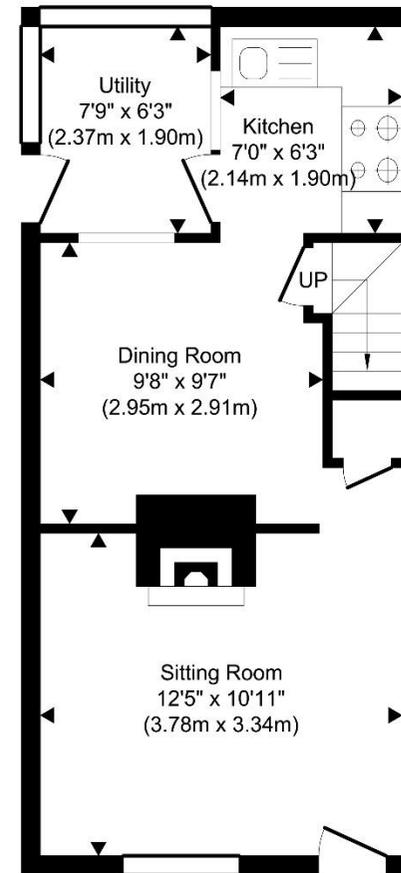
**COUNCIL TAX BAND:** B.

**TENURE:** Freehold

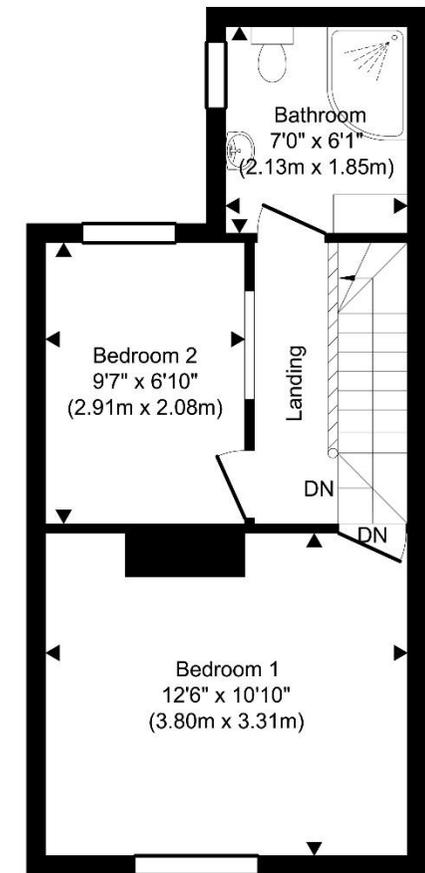
**WHAT3WORDS:** ///drizzly.coaster.goggle

**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.



Ground Floor  
Approximate Floor Area  
349.50 sq. ft.  
(32.47 sq. m)



First Floor  
Approximate Floor Area  
304.08 sq. ft.  
(28.25 sq. m)

**TOTAL APPROX. FLOOR AREA 653.58 SQ.FT. (60.72 SQ.M.)**

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