



**15 Braithwaite Road,
Long Melford, Suffolk**

**DAVID
BURR**

15 BRAITHWAITE ROAD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9FS

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).

Situated on the incredibly popular Hopkins Homes development this spacious two-bedroom house enjoys a corner plot position with part walled garden and double width drive providing ample parking.

A two-bedroom village house on a popular development close to village amenities.

The House

To the ground floor you are initially greeted by an inviting entrance hall with staircase to first floor leading onto the principal reception room that stretched across the back of the house enjoying views over the part walled rear garden with door leading to a terrace seating area. To the front you will find a well-served contemporary fitted kitchen with stone worktop overlooking the front garden with downstairs cloak room and large understairs storage cupboard. To the first floor are two spacious bedrooms with the master overlooking the rear garden and bespoke fitted wardrobe to the 2nd bedroom that is currently set up as a dressing room. These rooms are serviced by a three-piece bathroom suite with further useful storage cupboards providing great storage.

Outside

To the immediate rear of the property is a terrace seating area surrounded by borders offering seasonal colour with climbers to the left hand walled boundary. To the back of the garden is a useful storage shed with a gate leading on to the double width driveway offering ample parking.

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 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: B

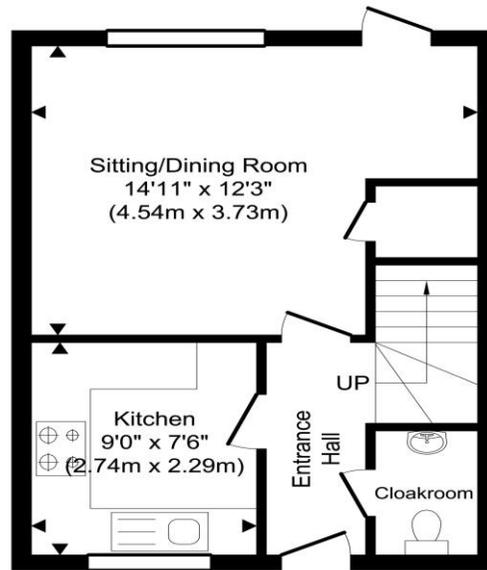
TENURE: Freehold

WHAT3WORDS: pool.marriage.diets

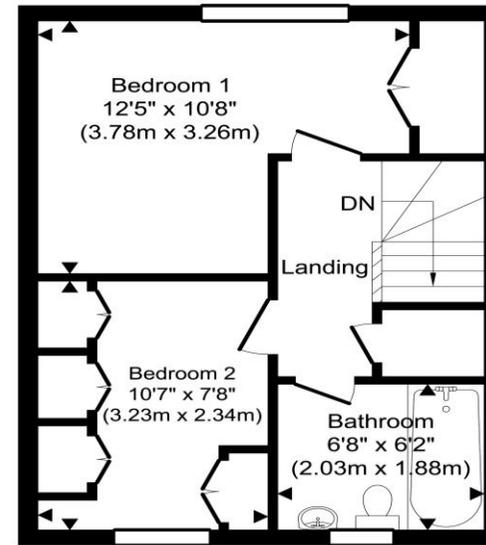
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
320.97 sq. ft.
(29.82 sq. m)



First Floor
Approximate Floor Area
320.97 sq. ft.
(29.82 sq. m)

TOTAL APPROX. FLOOR AREA 641.95 SQ.FT. (59.64 SQ.M.)
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