

Studio



DAVID
Burr

**25 Orchard Brook,
Long Melford, Sudbury, Suffolk.**



25 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).

This beautifully presented four bedroom detached house is ideally placed for the village amenities in one direction and countryside walks in the other. The property enjoys a South-West facing garden as well as a double garage with studio above, ample off road parking, 39ft Kitchen/Dining/Living Room, Drawing Room, Study, master suit and guest suit.

A substantial detached village house with versatile accommodation, double garage, studio and a large South-West facing garden.

ENTRANCE HALL: A spacious inviting area with useful cloaks cupboard, with hanging hooks and space for shoes. Door to:

DRAWING ROOM: (6.5m x 3.7m) **21'4" x 12'2"** A light room with a wall of glass incorporating a set of double doors opening onto terracing and the garden beyond. Attractive gas burning stove.

STUDY: (2.44m x 2.39m) **8' x 7'10"** A generous size study with space for a desk and alcove for shelving.

KITCHEN/DINING/LIVING ROOM: (11.89m x 4.52m) **39' x 14'10" (maximum)** A simply stunning room cleverly designed with two feature bays providing views over the garden and a set of double doors opening onto terracing. The kitchen has been recently refitted to a light contemporary finish. A range of matching cupboards, pantry cupboards and deep pan drawer units offers plenty of storage with shark fin Quartz worktop and attractive tiled splash back. Integrated appliances include; Neff high and slide oven, Neff High and Slide Steam oven, Neff combination oven/microwave Neff warming drawer, fridge/freezer, dishwasher and a one and a half sink unit with mixer tap.

UTILITY/BOOT ROOM: (2.77m x 2.39m) **9'1" x 7'10"** A useful room with a door to the garden and fitted with a range of matching units, and pantry

cupboard, and worktops incorporating a single drainer sink unit with mixer tap over. Plumbing for washing machine and space for tumbler dryer.

CLOAKROOM: Fitted with WC and wash hand basin with storage below.

First Floor

LANDING: A feature slim casement window provides a lovely view over the rear garden. Large walk-in airing cupboard. Staircase to second floor and door to:

PRINCIPLE SUITE: (6.43m x 3.91m) **21'1" x 12'10"** With built double wardrobes and an opening to:

Dressing room: (2.87m x 2.44m) **9'5" x 8' (to rear of wardrobes)** With extensive built in wardrobes and a view over the garden.

En-suite: (2.64m x 2.54m) **8'8" x 8'4"** With a large fully tiled double shower cubicle, WC and wash hand basin. Heated towel rail.

GUEST SUITE: (6.45m x 3.7m) **21'2" x 12'2"** Overlooking the rear garden with countryside views in one direction and the pretty street scene in the other.

Dressing area incorporating built in wardrobes and a door to:

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En-suite: (2.5m x 2.5m) 8'3" x 8'3" With a large double shower cubicle, WC, wash hand basin and heated towel rail.

Second Floor

LANDING: A spacious area with doors to:

BEDROOM 3: (3.78m x 3.61m) 12'4" x 11'10" Enjoying lovely views over the garden and countryside beyond.

BEDROOM 4: (3.6m x 3.6m) 11'10" x 11'10" Enjoying far reaching field views.

BATHROOM: Large double shower cubicle, bath, WC, wash hand basin and heated towel rail.

Outside

A drive provides extensive off-road parking for a number of vehicles and in turn leads to:

DOUBLE GARAGE: 23'10" x 20'10" With twin up and over doors, light and power connected, natural light and a useful large storage recess. A separate staircase accessed to the side of the garage rises to:

STUDIO: 24'10" x 16'5" (including staircase) An exceptional space with a 7ft wide wall of glass providing views of the street scene below in one direction and a further window provides views over the cricket pitch in the other. This versatile space offers the potential for a variety of uses with light, power and heating connected.

The large garden incorporates terraces, an expanse of lawn and with a predominately South-West aspect taking advantage of the afternoon/evening sun. External water and lighting. Attractive redbrick wall.

AGENTS NOTE

The property has the benefit of a 10-year structural warranty that commenced in 2018.

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

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

LOCAL AUTHORITY:

VIEWING: Strictly by prior appointment only through DAVID BURR.

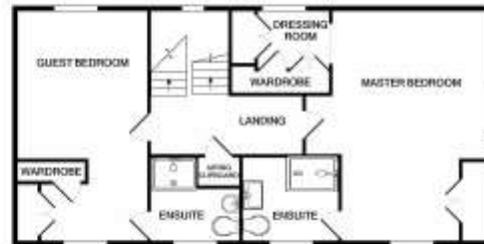


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TOTAL APPROX. FLOOR AREA 3605 SQ.FT. (334.9 SQ.M.)
Scale 1/8" = 1'-0" (1:24)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1741 SQ.FT.
 (161.2 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 508 SQ.FT.
 (47.0 SQ.M.)



3RD FLOOR
 APPROX. FLOOR
 AREA 156 SQ.FT.
 (14.5 SQ.M.)

