



**3 Station Road,
Long Melford, Suffolk**

**DAVID
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3 STATION ROAD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HP

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 beautifully presented mid-terrace Victorian cottage finished to a high standard with two large double bedrooms and a first-floor bathroom. There is ample living space throughout including a high specification farmhouse style kitchen with central island/breakfast bar. The property has the additional benefit of a generous fully private enclosed rear garden with a detached workshop/home office. **NO ONWARD CHAIN.**

A charming Victorian cottage with generous living accommodation and two double bedrooms together with a first-floor bathroom.

uPVC front door leading to:-

SITTING ROOM: 12'10" x 11'11" (3.91m x 3.64m) A delightful room with solid wood floorboards and plenty of space for seating arranged around a central floor-to-ceiling mellow red brick chimney stack with inset multi-fuel burning stove situated on a slate hearth and with fitted storage to the left-hand side. Door leading to:-

DINING ROOM: 12'8" (including staircase) x 10'0" (3.87m x 3.05m) Arranged open-plan to the kitchen/breakfast room with plenty of space for a dining table and chairs, bespoke seating with storage units within and a cleverly designed dog kennel beneath the staircase. Large useful understairs storage cupboard off with plenty of space for coats and shoes. Staircase rising to first floor and opening leading to:-

KITCHEN/BREAKFAST ROOM: 12'6" x 10'10" (3.80m x 3.31m) Finished to a high standard with a matching range of base and wall level shaker style units with solid wood worksurfaces incorporating a four-ring ceramic Lamona hob with extractor fan above and electric combination oven below. Large ceramic sink with mixer tap above and drainer to side, space for a large free-standing refrigerator/freezer, space and plumbing for washing machine and tumble dryer and integrated dishwasher. Plenty of

storage throughout and floor-to-ceiling glass panel uPVC double doors open onto the rear garden and provide plenty of natural light. A central island with solid wood worksurfaces provides a further area of seating and storage.

First Floor

LANDING: With a useful storage cupboard with fitted shelving above the stairs and Suffolk thumb latch doors with traditional ironmongery leading to:-

BEDROOM 1: 12'9" x 11'11" (3.89m x 3.64m) A particularly generous double bedroom with uPVC double-glazed windows and high ceilings with coving throughout.

BEDROOM 2: 12'7" x 11'3" (3.84m x 3.42m) A double room with attractive open views over the rear garden. This room was once arranged as two separate bedrooms and can be easily reverted to such an arrangement if desired (subject to any necessary consents).

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FAMILY BATHROOM: 10'1" (max) x 7'2" (3.08m x 2.18m)
Beautifully presented with patterned tiled flooring and partially timber clad walls and containing a free-standing roll top bath with chrome claw feet and traditional style mixer tap with showerhead attachment above. WC, pedestal wash hand basin and a large double-width walk-in shower with glass sliding door, waterfall style showerhead and additional showerhead attachment below as well as recessed storage with motion sensitive lighting. Access to loft storage space and hidden cupboard with fitted shelving providing generous storage and containing the gas fired combi boiler.

Outside

The property is approached via a small paved front garden enclosed by a low-level red brick wall and picket fence gate. To the rear of the property is an attractively landscaped fully private enclosed garden which includes a paved terrace immediately adjacent to the property itself with plenty of space for a table and chairs, ideal for alfresco dining. A stone pathway with feature lighting leads past an expanse of lawn and to the rear of the plot which contains a further terrace which in turn leads onto:-

WORKSHOP/STORE: 11'1" x 4'4" (3.39m x 1.31m) With power and light connected.

SUMMER HOUSE/HOME OFFICE: 11'1" x 5'9" (3.39m x 1.76m)
With double doors opening onto the terrace and power and light connected. Currently utilised as a home cinema but with the potential to be utilised in a number of ways.

A rear access is provided over land belonging to a third party which enters the garden through a secure wooden gate.

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 C – 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).

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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