



**3 Orchard Brook,
Long Melford, Suffolk**

**DAVID
BURR**



3 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).

A uniquely designed village home situated on one of the most highly sought-after developments in the very centre of the village. A clear emphasis has been placed on light and well-proportioned rooms which include a dual aspect sitting room with an attractive bay window and an open-plan kitchen/dining room together with a ground floor cloakroom and storage cupboard. On the first floor are three generous bedrooms (the master with an en-suite and dressing area) and a further family bathroom. Adjacent to the property is a double-width cartlodge providing sheltered parking as well as a private low maintenance rear garden.

A beautifully presented three-bedroom house on a highly sought-after development.

Front door leading to:-

ENTRANCE HALL: A welcoming area with Amtico wood effect flooring, staircase rising to first floor with useful understairs storage cupboard below and doors leading to:-

SITTING ROOM: 22'9" into bay x 17'0" (6.93m x 5.19m)
An exceptionally bright room with a large bay window overlooking the property's front garden and greensward beyond and also with floor-to-ceiling windows with double doors opening onto terracing. Wood panelled walls provide a sense of character.

KITCHEN/DINING ROOM: 17'10" x 15'1" (max) (5.43m x 4.60m)
A sociable room with space for a dining table and chairs and plenty of natural light from a floor-to-ceiling wood and glass panel double-glazed doors opening onto terracing with views of the garden. The kitchen contains matching base and wall level units with wood effect worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four-ring stainless-steel AEG gas hob with aluminium splashback and extractor fan over. Further fitted appliances include a refrigerator and freezer and an Electrolux dishwasher.

CLOAKROOM: With tile flooring, WC, wash hand basin with tile splashback and storage below and a chrome heated towel rail.

First Floor

STUDY/LANDING: A versatile area which is currently utilised as a study with room to work from home and with a useful storage cupboard with space and plumbing for a washing machine off. Access to loft storage space and further doors leading to:-

PRINCIPAL SUITE: 18'9" (max) x 15'3" (5.72m x 4.65m)
A comfortable double room beautifully decorated with partially panelled walls and an elevated window seat overlooking the central greensward. A distinct dressing area contains two double wardrobes with inset shelving and hanging rails. Door leading to:-

EN-SUITE: 8'8" x 8'6" (2.65m x 2.59m) Exceptionally generous and containing a large shower with a tile surround and glass sliding door with a waterfall style showerhead. Tile flooring and partially tiled walls containing a WC, his-and-hers sinks with storage below and matte black taps and a full-height chrome heated towel rail.

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BEDROOM 2: 18'11" x 13'1" (5.76m x 4.00m) A spacious dual aspect double bedroom with views over both the rear garden and approach to the property. Partially panelled walls and with both a double and single wardrobe.

BEDROOM 3: 15'3" (max) x 8'6" (4.65m x 2.58m) A versatile room currently utilised as a further reception room but which could equally be a further double bedroom if required.

FAMILY BATHROOM: With tile flooring and partially tiled walls and containing a double-width shower with tile surround and waterfall style showerhead. Panel bath with mixer tap and shower attachment over, WC and wash hand basin with storage unit below. Chrome heated towel rail.

Outside

At the front of the property is a private area of garden enclosed by maturing hedging which provides an area of seating if desired. Adjacent to the property is a double **CARPORT** with an external tap, power and light connected and which also currently contains a **TIMBER STORAGE SHED**. From the driveway a pedestrian gate opens into the property's rear garden which contains a stone paved terrace and area of lawn bordered by well-stocked flowerbeds.

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

AGENTS NOTES

The property is situated on a privately maintained road for which there is an annual service charge of approximately £246.92 per annum.

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: E

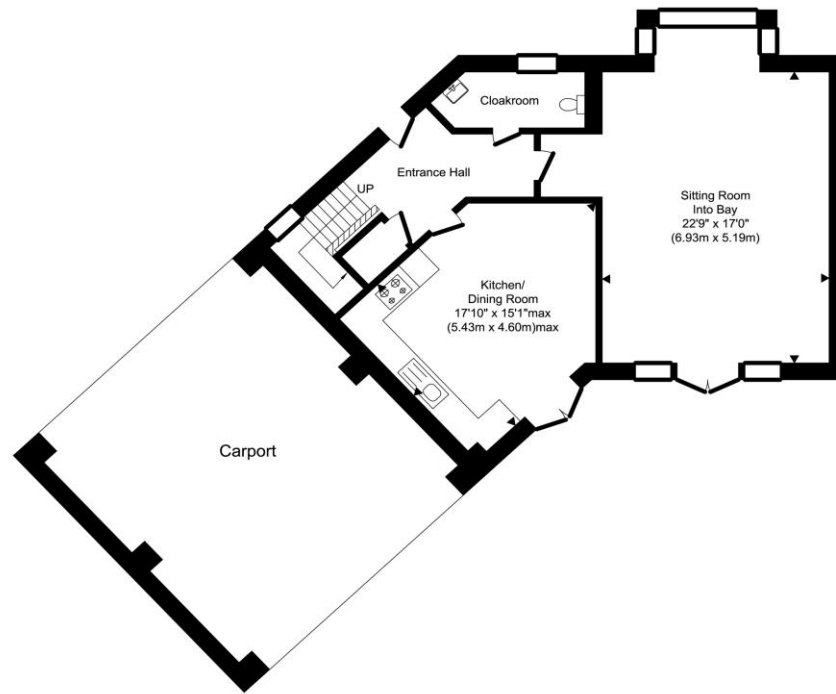
TENURE: Freehold

WHAT3WORDS: ///hidden.reporters.firelight

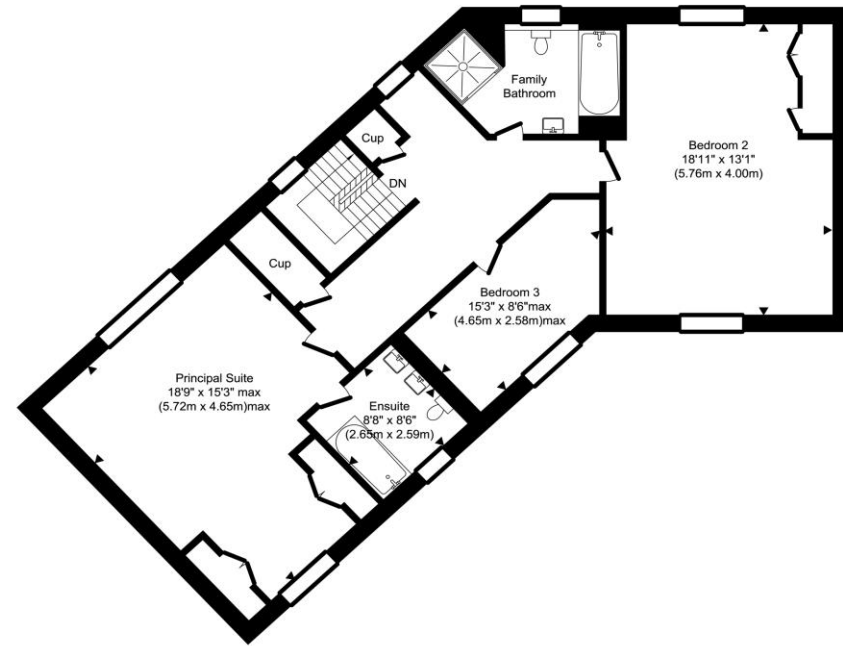
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
901.47 sq. ft.
(83.75 sq. m)



First Floor
Approximate Floor Area
1415.77 sq. ft.
(131.53 sq. m)

TOTAL APPROX. FLOOR AREA 2317.25 SQ.FT. (215.28 SQ.M.)
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