



DAVID
BURR
FOR SALE
01787 883144

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**56 Harefield,
Long Melford, Sudbury, Suffolk**

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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 charming double fronted house occupies a lovely position overlooking a small greensward with the grounds of The Kentwell Hall Estate beyond. The property offers well-balanced accommodation and is further complimented by off road parking, garden and garage.

A double fronted house overlooking a small greensward in one of Suffolk's most highly regarded villages.

COVERED ENTRANCE VESTIBULE: With door to:

ENTRANCE HALL: A spacious inviting area with a staircase off, parquet flooring, large cloaks cupboard, further storage cupboard and doors to:

DRAWING ROOM: (6.12m x 3.74m) **20'10" x 12'3"** A light room with views over a greensward in one direction and the garden in the other. Two elegant arches provide a nice feature to the room and link with:

DINING ROOM: (3.35m x 2.31m) **11" x 7'6"** With a feeling of space created from the open aspect from the drawing room and a set of double doors opening onto the kitchen. Door opening onto terracing and the garden beyond.

KITCHEN: (3.07m x 2.77m) **10'10" x 9'1"** Fitted with an extensive range of matching units and worktops with an inset single drainer sink unit and mixer tap over. There is a view over the garden and integrated appliances include electric oven, four ring gas hob and extractor fan over, useful storage cupboard, plumbing for washing machine and dishwasher.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: A spacious area with linen cupboard, large walk-in storage cupboard and doors to:

BEDROOM 1: (3.96m x 3.71m) **13" x 12'2"** A light room with views over the garden. Built in wardrobes.

BEDROOM 2: (3.35m x 2.77m) **11" x 9'1"** Overlooking the rear garden.

BEDROOM 3: (3.35m x 2.37m) **11" x 7'8"** Overlooking the rear garden.

BEDROOM 4: (2.59m x 2.34m) **8'5" x 7'7"** Overlooking a greensward and the grounds of Kentwell Hall beyond.

BATHROOM: Fitted with a fully tiled shower cubicle, bath, WC and wash hand basin.

Outside

The property is approached by an area of lawn bordered by well-stocked beds and to the rear a generous garden that has been designed with low

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maintenance in mind to include brick paved terracing bordered by well-stocked beds filled with colour and variety.

There is **OFF ROAD PARKING** which in turn leads to:

GARAGE: With light and power connected and personal door to side.

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

EPC: D - 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: D

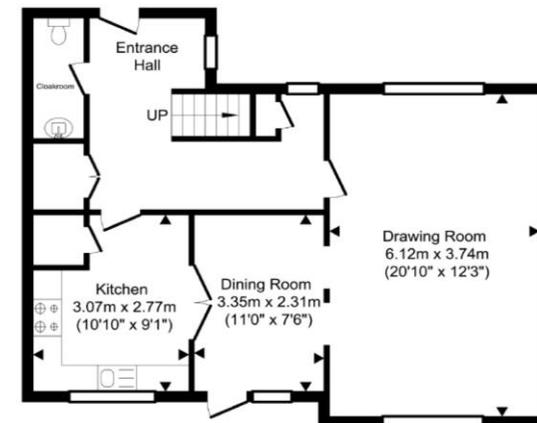
TENURE: Freehold.

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.



First Floor
Approximate Floor Area
614.61 sq. ft.
(57.10 sq. m)



Ground Floor
Approximate Floor Area
614.61 sq. ft.
(57.10 sq. m)

TOTAL APPROX. FLOOR AREA 114.2 SQ.M. (1229.23 SQ.FT.)
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