



**6 Braithwaite Road,  
Long Melford, Suffolk**

**DAVID  
BURR**





# 6 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).

A three-bedroom detached house situated on a popular development in the sought-after village of Long Melford with a beautifully landscaped mature garden, studio, off-road parking and garaging.

## A three-bedroom detached house with garden and off-road parking.

**ENTRANCE HALL:** An inviting space with staircase leading to first floor and doors leading to:-

**SITTING ROOM: 18'3" x 10'11"** (5.56m x 3.33m) A triple aspect room with sash windows to the front and side with views over both the rear garden and street scene to the front with your attention immediately drawn to the fireplace with inset log burner with brick surround and tiled hearth.

**KITCHEN/DINING ROOM: 18'4" x 16'10" > 9'8"** (5.59m x 5.13m > 2.95m) The kitchen is fitted with a wide range of modern shaker style cupboards at both base and eye level with a thick wood effect worktop, one-and-a-half sink with mixer tap and drainer unit, double oven with gas hob and extractor above with space for a dishwasher, American style fridge/freezer, washing machine, understairs storage cupboard and pantry cupboard. Beyond this is a seating area with French doors leading to a rear terrace offering pretty views over the rear walled garden.

**CLOAKROOM:** Close coupled WC, pedestal wash hand basin with mixer tap and attractive tile splashback.

### First Floor

**LANDING:** Window offering views over the rear garden filling the landing with natural light with two built-in wardrobes and doors leading to:-

**BEDROOM 1: 15'0" > 11'3" x 11'1"** (4.57m > 3.43m x 3.38m) A double aspect room with sash windows and space for a large bed and other bedroom furniture, built-in wardrobe with hanging rail and shelving and door leading to:-

**EN-SUITE:** Double walk-in shower cubicle with attractive tile surround, close coupled WC, pedestal wash hand basin with mixer tap and matching tiled splashback.

**BEDROOM 2: 11'0" x 9'10"** (3.35m x 3.00m) A generous second bedroom with sash window to the front, built-in wardrobe with hanging rail and shelving.

**BEDROOM 3: 11'3" x 7'0"** (3.43m x 2.13m) A wonderfully light room with views over the rear garden.

**BATHROOM:** A three-piece suite consisting of a pedestal wash hand basin with mixer tap, close coupled WC, large panelled bath with mixer tap and handheld shower, finished with a wood effect flooring and attractive tiled surround.

### Outside

To the front of the property is established box hedging with the rest of the front garden being predominantly shingle with footpath leading to front



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door with attractive wooden entrance porch with established roses climbing the trellising either side. To the side is a shingle composite drive providing ample **OFF-ROAD PARKING** in turn access to the **GARAGE: 22'6" x 11'8"** (6.86m x 3.56m) with up-and-over door, power connected and service door to rear garden. To the immediate rear of the property, accessed off the kitchen/dining room via french doors is a raised terrace seating area being a great space to enjoy the walled garden from with steps down to further seating area creating a great space for entertaining. The rest of the garden is predominantly laid to lawn with a more recent addition of a **STUDIO: 10'6" x 6'11"** (3.20m x 2.11m) finished in a barn style being black timber clad with three floor-to-ceiling double-glazed windows overlooking the garden. The studio is insulated, sound proofed and carpeted. Beyond the studio is a further lawned area with established borders of lavender, climbers offering seasonal colour as well as a number of young trees.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to 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:** E

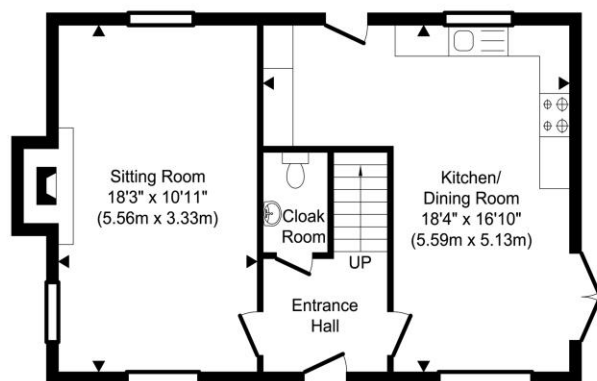
**TENURE:** Freehold

**WHAT3WORDS:** ///shredder.divides.toasted

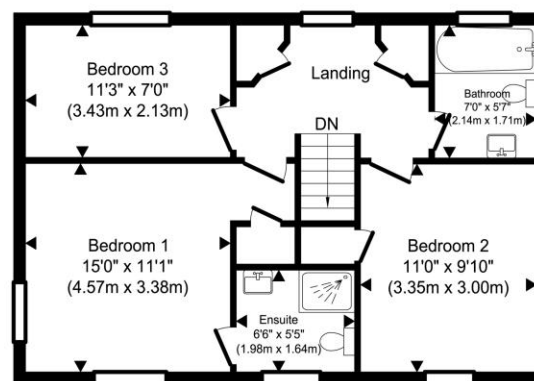
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

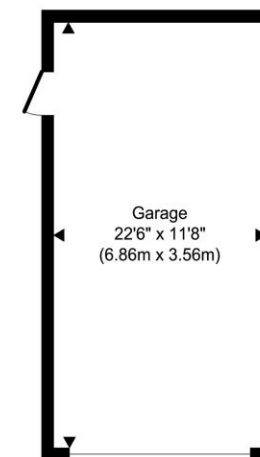
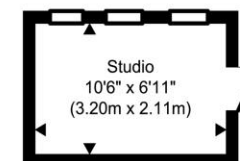
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Ground Floor  
Approximate Floor Area  
522.58 sq. ft.  
(48.55 sq. m)



First Floor  
Approximate Floor Area  
515.05 sq. ft.  
(47.85 sq. m)



Outbuildings  
Approximate Floor Area  
335.51 sq. ft.  
(31.17 sq. m)

TOTAL APPROX. FLOOR AREA 1373.15 SQ.FT. (127.57 SQ.M.)  
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