



**37 Sampson Drive,
Long Melford, Suffolk**

**DAVID
BURR**



37 SAMPSON DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9TF

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 detached village home occupying a generous corner plot in an elevated position, a short distance from amenities and countryside walks. The property contains well balanced accommodation over two levels which includes an impressive entrance hall, a sitting room, open-plan kitchen/dining/living room which overlooks the rear garden, a further reception room, study and cloakroom. Upstairs are four bedrooms, the master with an en-suite, and a family bathroom. To the front is off-road parking together with a double garage. The rear garden is particularly well landscaped with an extensive stone paved terrace and attractive well-stocked flower beds and an area of lawn.

A detached four bedroom house with impressive landscaped rear garden.

Front door leading to:-

ENTRANCE HALL: A particularly impressive and welcoming area with solid oak flooring and with a staircase rising to first floor and understairs storage cupboard off. Further doors leading to:-

SITTING ROOM: 16'6" x 11'11" (5.03m x 3.62m) A well-proportioned room with floor-to-ceiling glass panel uPVC double-glazed double doors opening onto terracing and with plenty of space for seating arranged around a central electric fireplace.

KITCHEN/DINING/LIVING ROOM: 24'7" x 19'1" (max) (7.49m x 5.81m) With a continuation of solid oak flooring and plenty of space for a dining table and chairs adjacent to a floor-to-ceiling window. The kitchen contains a matching range of base and wall level units with Quartz worksurfaces incorporating a four-ring AEG induction hob with Siemens extractor fan over. Fitted appliances include two electric combination ovens, integrated NEFF washing machine and an AEG dishwasher. Fitted refrigerator and a large central island with Quartz worksurface incorporating a stainless-steel sink with a mixer tap above and a drainer to side. Further seating area with double doors on both sides and skylights allowing for plenty of natural light.

SNUG: 12'10" x 9'11" (3.90m x 3.02m) A cosy room which could be utilised in a variety of ways.

STUDY: 11'11" x 6'8" (3.62m x 2.03m) An ideal space for working from home.

CLOAKROOM: Containing a WC and a pedestal wash hand basin.

First Floor

LANDING: With access to loft storage space and with an airing cupboard off. Doors leading to:-

BEDROOM 1: 13'11" x 10'2" (4.23m x 3.10m) A well-proportioned double room with a far-reaching open outlook and two fitted double wardrobes off. Door leading to:-

EN-SUITE: Recently refurbished to a high standard with tiled flooring and partially tiled walls and an impressive particularly large walk-in shower with a tiled surround. WC, wash hand basin and two contemporary matte black heated towel rails.

37 SAMPSON DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9TF

BEDROOM 2: 13'7" x 12'0" (4.15m x 3.67m) A further double bedroom with a pretty outlook over the property's rear garden and with two sets of double fitted wardrobes.

BEDROOM 3: 12'0" x 12'0" (3.67m x 3.67m) An ideal guest bedroom with an open outlook to the front.

BEDROOM 4: 10'6" x 6'8" (3.20m x 2.04m) Currently utilised as a hobbies room but which could equally be used as a further bedroom if required.

BATHROOM: With tiled flooring and containing a tongue-and-groove panelled bath with mixer tap and shower attachment over. WC, wash hand basin and chrome heated towel rail.

Outside

At the front of the property a tarmac driveway provides **OFF-ROAD PARKING** for two vehicles which leads onto a:-

DOUBLE GARAGE: 16'10" x 16'8" (5.14m x 5.08m) With twin up-and-over doors, power and light connected.

Steps bordered by pebbled beds lead up to the front door. The rear garden is undoubtedly one of the property's finest attributes and is particularly generous in size. Immediately adjacent to the property itself is a large stone paved terrace which wraps around the property and provides an open area of seating enclosed by brick walls and raised beds with oak sleepers. Steps lead up to a further area of garden which contains an open expanse of lawn bordered by mature trees and hedging and attractive well-planted colourful flowerbeds. In one corner of the plot is a useful **STORAGE SHED** as well as a further stone paved terrace.

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 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).

COUNCIL TAX BAND: F

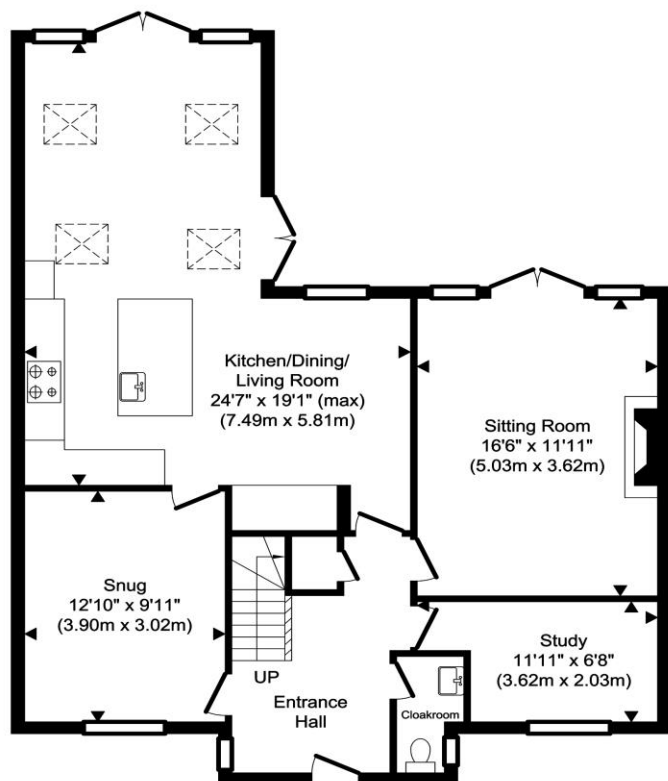
TENURE: Freehold

WHAT3WORDS: ///qualifier.sage.sparkles

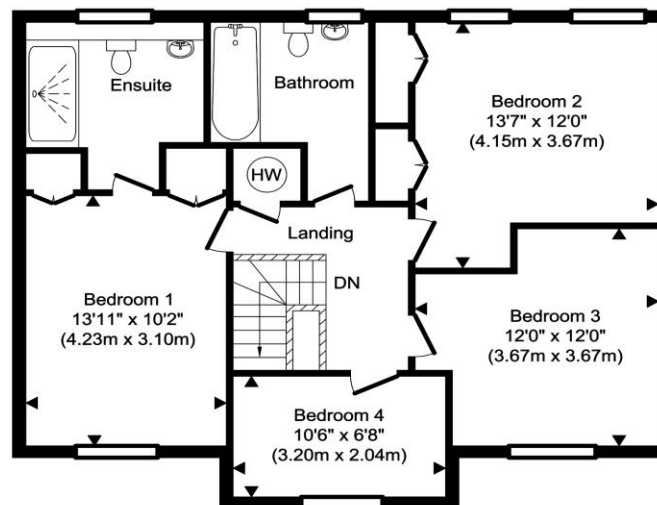
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

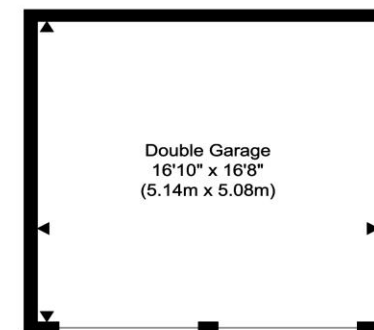
37 SAMPSON DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9TF



Ground Floor
Approximate Floor Area
930.10 sq. ft.
(86.41 sq. m)



First Floor
Approximate Floor Area
764.13 sq. ft.
(70.99 sq. m)



Outbuilding
Approximate Floor Area
281.04 sq. ft.
(26.11 sq. m)

TOTAL APPROX. FLOOR AREA 1975.28 SQ.FT. (183.51 SQ.M.)
Produced by www.chevronphotography.co.uk © 2023





