



**8 The Limes,
Long Melford, Suffolk**

**DAVID
BURR**

8 THE LIMES, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9SX

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 rare opportunity to acquire a detached bungalow on a desirable cul-de-sac with a cut through to Long Melford's Hall Street with a host of amenities. While the property is in need of modernisation, it contains accommodation including a kitchen/breakfast room, sitting/dining room, three bedrooms and a bathroom. There is the additional benefit of a private enclosed rear garden, ample off-road parking and a garage. **NO ONWARD CHAIN.**

A detached three-bedroom bungalow in need of modernisation in one of Long Melford's most highly sought-after cul-de-sacs.

Front door leading to:-

ENTRANCE HALL: With sliding door leading to:-

KITCHEN/BREAKFAST ROOM: 12'1" x 10'4" (3.69m x 3.15m) With a matching range of base and wall level units with worksurfaces incorporating a four-ring hob and a stainless-steel sink with a mixer tap above and drainer to side. Integrated oven, space for a free-standing refrigerator and space and plumbing for a washing machine. Fitted breakfast bar and a dual aspect outlook.

SITTING ROOM: 18'4" x 12'4" (5.60m x 3.77m) A well proportioned room with a central open grate fire with a brick hearth and fitted storage to each side. Large window overlooking the front and a further door leading to:-

Inner Hall: With access to loft storage space, useful airing cupboard off and doors leading to:-

BEDROOM 1: 12'9" x 10'4" (3.88m x 3.14m) A comfortable double bedroom with windows overlooking the rear garden.

BEDROOM 2: 12'4" x 10'7" (3.75m x 3.23m) A further double bedroom to the rear with floor-to-ceiling glass panel sliding doors.

BEDROOM 3: 10'4" x 7'10" (3.15m x 2.39m) An ideal guest bedroom which offers the potential to be utilised as a study or dressing room if required.

BATHROOM: Containing a tongue-and-groove panelled bath with a mixer tap and shower attachment over, WC and a pedestal wash hand basin.

Outside

The property is approached via a private brick paved driveway which provides ample **OFF-ROAD PARKING** for up to three vehicles and leads onto a:-

GARAGE: 18'1" x 9'4" (5.51m x 2.85m) With up-and-over door, power and light connected and a personal door to side.

The property's rear garden is fully private and enclosed and contains an area of lawn with a feature pond and a terrace adjacent to the property itself. An area of hardstanding currently contains a **GREENHOUSE**.

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 D – A copy of the energy performance certificate is available on request.

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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.

WHAT3WORDS: ///promotion.connector.octagonal

VIEWING: Strictly by prior appointment only through DAVID BURR.

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