



**2 Blunden Close,  
Long Melford, Suffolk**

**DAVID  
BURR**



# 2 BLUNDEN CLOSE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LL

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).

An extremely well presented and cleverly designed three storey house situated on a highly regarded development on the edge of one of East Anglia's most sought-after and well-served villages. The property contains accommodation arranged which includes a sitting room, kitchen/dining room and a ground floor cloakroom. On the first and second floors are a total of three bedrooms and two bathrooms (master with its own en-suite). There is the additional benefit of off-road parking space and a low maintenance west facing garden.

## A three-bedroom semi-detached contemporary house situated on the edge of a picturesque Suffolk village.

Front door leading to:-

**ENTRANCE HALL:** With high-quality Moduleo wood effect herringbone flooring which continues throughout the rest of the ground floor and with a staircase rising to first floor with useful understairs storage cupboard off and doors leading to:-

**KITCHEN/DINING ROOM: 16'1" x 8'0"** (4.89m x 2.43m) Containing a matching range of base and wall level grey gloss cabinets with worksurfaces incorporating a five-ring stainless-steel Zanussi gas hob with Zanussi extractor fan over and a one-and-a-half stainless-steel sink with mixer tap over and drainer to side. Integrated appliances include a Zanussi double electric combination oven, refrigerator and freezer and dishwasher. Window with bespoke fitted slatted shutters and plenty of room for a dining table and chairs.

**SITTING ROOM: 15'1" x 11'1"** (4.59m x 3.37m) Also with a continuation of Moduleo flooring and with a pretty outlook over the property's rear garden through floor-to-ceiling glass panelled uPVC double doors with tall windows to each side.

**CLOAKROOM:** Containing a WC and a wash hand basin with storage below and a tiled splashback.

### First Floor

**LANDING:** With a useful linen cupboard and airing cupboard off and doors leading to:-

**BEDROOM 2: 15'0" x 10'3" (max)** (4.57m x 3.13m) A well-proportioned double bedroom with a window overlooking the rear garden with bespoke fitted slatted shutters.

**BEDROOM 3: 9'9" x 7'11"** (2.98m x 2.41m) With an outlook to the front towards open countryside.

**BATHROOM:** Containing a panel bath with a mixer tap and shower above with waterfall style showerhead and additional attachment below. WC, vanity suite and wash hand basin.

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**STUDY/LANDING:** A cleverly designed area providing space for working from home with a fitted desk with display shelving to each side and a window towards countryside and a staircase rising to the second floor.

## Second Floor

**BEDROOM 1: 19'6" x 15'1"** (5.94m x 4.59m) A well designed master suite occupying the top floor of the property with plenty of room for a double bed, skylight providing natural light and two useful fitted wardrobes.

**EN-SUITE:** Containing a double width tiled shower cubicle with rainfall style showerhead and additional attachment below. WC, vanity suite, wash hand basin and a chrome heated towel rail.

## Outside

To the front of the property is a private area of **OFF-ROAD PARKING** with the further benefit of a visitor bay close by. In front of the property is a pebbled terrace providing an attractive area of seating with a well stocked flowerbed.

To the rear of the property is a generous paved terrace providing an attractive area of outdoor seating with a timber framed pergola and raised beds enclosed by oak sleepers. To the rear of the plot is an area of artificial grass which has been designed with low maintenance in mind and a pathway leading to a side access.

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

## AGENT'S NOTES

The property was first completed in 2018 and therefore has the benefit of five remaining years on an NHBC warranty.

The property is accessible via an unadopted road. A maintenance charge exists in the amount of £240.49 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:** D.

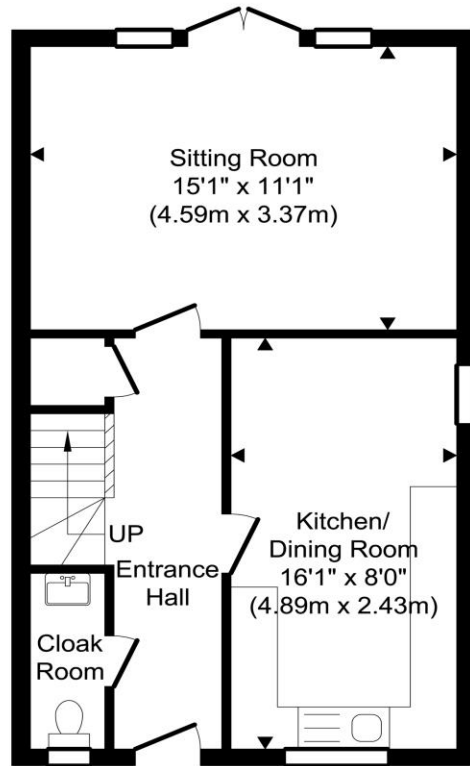
**TENURE:** Freehold.

**WHAT3WORDS:** ///notices.hello.ourselves

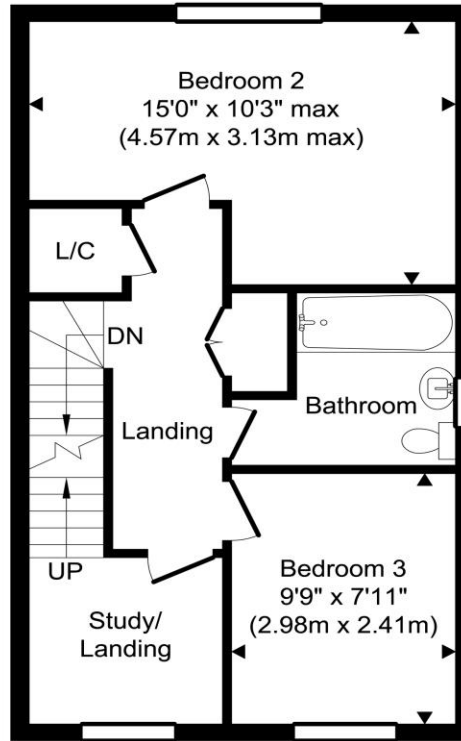
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

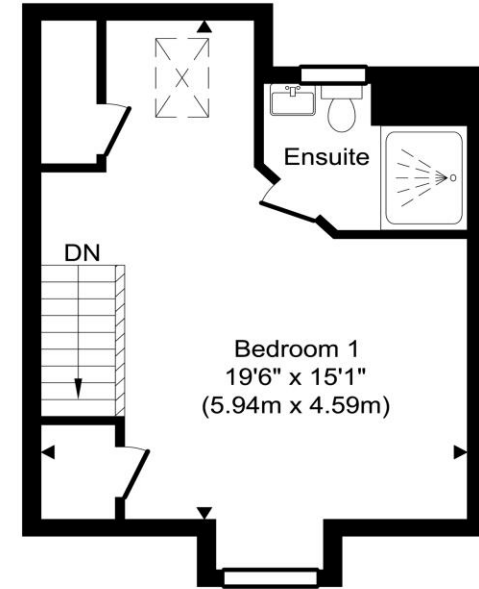
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Ground Floor  
Approximate Floor Area  
413.01 sq. ft.  
(38.37 sq. m)



First Floor  
Approximate Floor Area  
413.01 sq. ft.  
(38.37 sq. m)



Second Floor  
Approximate Floor Area  
282.33 sq. ft.  
(26.23 sq. m)

TOTAL APPROX. FLOOR AREA 1108.36 SQ.FT. (102.97 SQ.M.)  
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