



DAVID  
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**1 Laurel Drive,  
Long Melford, Suffolk**



# 1 LAUREL DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9ER

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 spacious four-bedroom detached house situated on a quiet cul-de-sac within short walking distance to amenities which has undergone a programme of works with a newly fitted kitchen, bathroom and shower room as well as refurbishment throughout. Off-road parking and garaging can be found to the front of the property with a generous south westerly facing garden to the rear.

## A spacious refurbished detached house with garden and parking.

Solid wooden door leading to:-

**ENTRANCE HALL:** With space for shoes and coats finished with a wood effect flooring, staircase leading to first floor and doors leading to:-

**KITCHEN/DINING ROOM: 20'1" x 20'1" > 17'11"** (6.12m x 6.12m > 5.46m) A wonderfully light double aspect room offering views over the front and rear garden with French doors leading to rear garden terrace, understairs **utility cupboard** and further **pantry cupboard**. The newly fitted kitchen has been finished to a particularly high standard with a range of modern matching units finished with a light stone effect worktop with attractive tiled splashback, integrated one-and-a-half composite sink with mixer tap and drainer, ceramic hob with extractor above, one-and-a-half eye-level oven, dishwasher and space for large fridge/freezer. To the centre of this room you will find a large island unit providing useful wood effect worktop space as well as a breakfast bar seating area creating a sociable entertaining space with room for a dining table and chairs beyond.

**SITTING ROOM: 18'0" x 11'5"** (5.49m x 3.48m) Another light double aspect room with large window overlooking the front garden with your attention immediately drawn to the fireplace that is finished with a solid wood bressumer beam, tiled hearth with open fireplace that could incorporate a log burner with useful alcoves for living room furniture either side. Door leading to:-

**Inner Hall:** Obscured glass door leading to rear garden terrace with Jack and Jill door leading to shower room and door leading to:-

**MASTER BEDROOM: 20'0" x 12'0"** (6.10m x 3.66m) Two large windows overlooking the garden fill this room with natural light that is finished with a newly fitted carpet with ample plug sockets, aerial and down lights.

**JACK AND JILL EN-SUITE: 8'9" x 6'1"** (2.67m x 1.85m) A three-piece suite consisting of a close coupled WC, double width wash hand basin with mixer tap and vanity unit, large walk-in shower with traditional overhead shower and matching fittings with attractive tiled surround and heated towel rail.

### First Floor

**LANDING:** Airing cupboard with shelving and doors leading to:-

**BEDROOM 2: 11'7" x 9'10"** (3.53m x 3.00m) A generous second bedroom with large window overlooking the front garden and double built-in wardrobe with hanging rail.

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**BEDROOM 3: 11'5" x 9'5"** (3.48m x 2.87m) A wonderfully light room with large window overlooking the front garden, double built-in wardrobe with hanging rail.

**BEDROOM 4: 10'9" x 8'2"** (3.28m x 2.49m) Large window offering pretty views over the westerly facing garden with useful alcove for bedroom furniture.

**FAMILY BATHROOM:** A newly fitted four-piece suite consisting of a close coupled WC, large panel bath with mixer tap, walk-in shower with overhead shower and attractive tile surround, wash hand basin with vanity unit, mixer tap and heated towel rail.

## Outside

A long shingle drive to the front of the property provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with electric roller door, power connected and **WORKSHOP** beyond. The front garden is predominantly laid to lawn with mature bush boundaries with shingle footpath leading to front door and side access gate to rear.

The rear garden is one of the property's most attractive features being of a south westerly orientation enjoying sun throughout the day with initial shingle terrace seating area being a great space for entertaining with the rest of the garden being predominantly laid to lawn with a range of mature shrub and hedge borders. Mature hawthorn hedging offers privacy with space for a vegetable patch separate to the main garden.

**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

Potential purchasers should be aware that the horse chestnut tree in the back garden is subject to tree preservation order.

**EPC RATING:** Band 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:** TBC.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes **Speed:** up to 80 mbps download, up to 20 mbps upload  
**Phone signal:** Yes – EE, Three, O2, Vodafone.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///nicely.horizons.unite

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

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