

DAVID BURR

33 Roman Way,
Long Melford, Suffolk









33 Roman Way, Long Melford, Sudbury, Suffolk, CO10 9LN

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 house with a garage, off-street parking and an enclosed garden within short walking distance of both countryside walks and village amenities.

Accommodation

The front door leads into an entrance hall with a staircase rising to the first floor and space for coats and shoes. A door leads through to a well-proportioned, dual-aspect sitting room/dining room with plenty of space for seating, arranged around an open fireplace with a slate hearth. There is ample room for a dining table and chairs, and a large window allows for plenty of natural light. The kitchen contains a matching range of base and wall level units with work surfaces which incorporate a stainless steel sink with a faucet tap above and a four-ring gas hob with extraction over. There is an integrated Bosch electric oven and space and plumbing for both a dishwasher and a washing machine, and space for a freestanding fridge/ freezer. Useful understairs pantry cupboard off along with further recessed storage. A door leads into a garden room with a tiled floor, an outlook over the garden, a door opening onto terracing, and also with space for additional appliances if required. Also accessible from the hallway is a cloakroom with a W.C. and a wash hand basin, which contains a recently installed boiler (2023).

Upstairs, the landing benefits from a skylight and an airing cupboard, and serves a total of three bedrooms and a bathroom. Bedroom one is a particularly light double room with an integrated wardrobe and an outlook over the garden. Bedroom two is a further double bedroom with a double wardrobe off. Bedroom three is an ideal guest room or single bedroom, or has the potential to be used as a study, and also has a storage cupboard off.

The bathroom contains a panelled bath with a shower over, W.C., traditional style pedestal wash hand basin and a chrome heated towel rail.

Outside

Outside, the property benefits from access to the rear, with double gates opening onto a concrete driveway which leads up to a garage with an up and over door, power and light connected, and a door to the side. To the front of the house is a further brick paved area which offers further potential for parking with a large lavender-filled front bed. The garden itself contains an area of lawn, is enclosed by fencing and herbaceous borders, and faces predominately west, therefore receiving plenty of afternoon sunlight.

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SERVICES: Mains water, drainage, electricity and gas fired heating by 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.

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

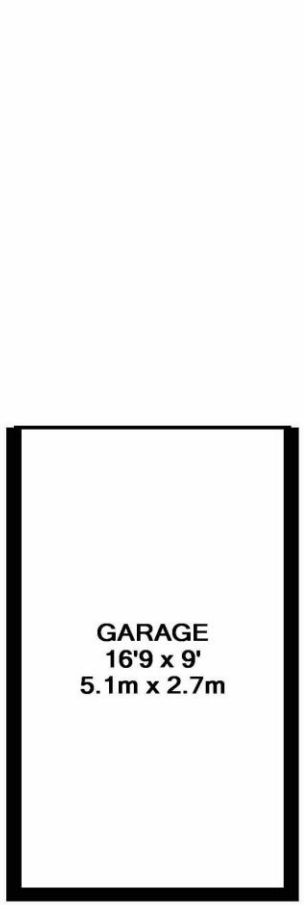
CONSTRUCTION TYPE: Brick

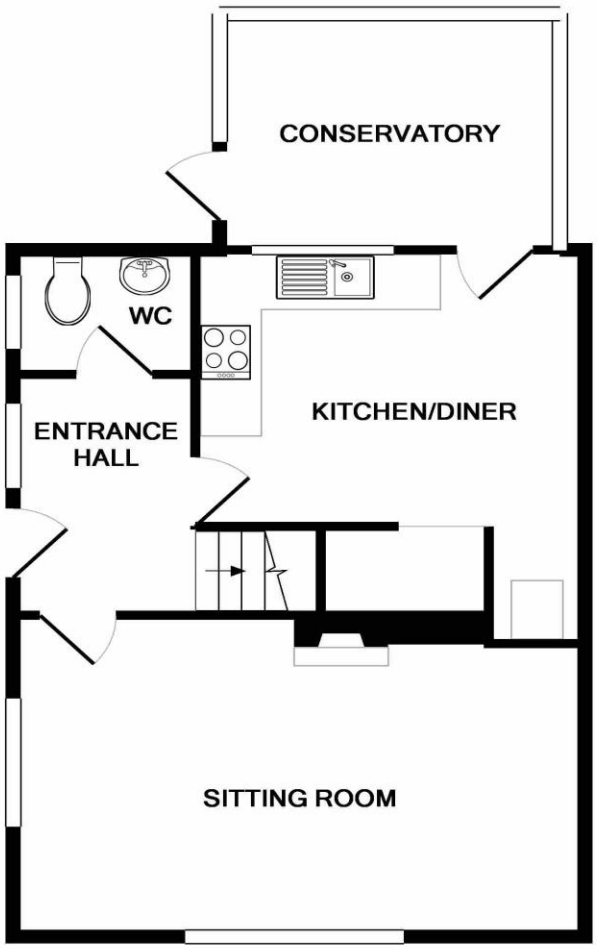
WHAT3WORDS: rise.scored.wasp

VIEWING: Strictly by prior appointment only through DAVID BURR.

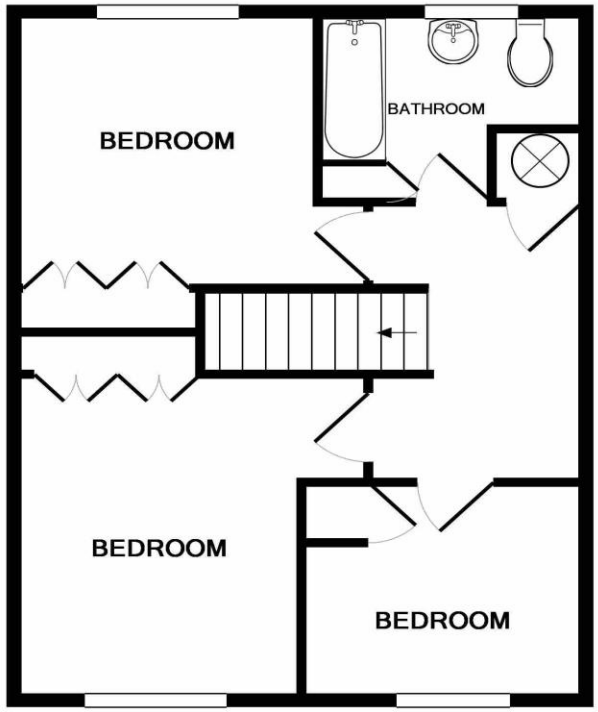
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GROUND FLOOR



1ST FLOOR

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Bury St Edmunds 01284 725525 London 020 78390888 Linton & Villages 01440 784346


M & R





