



Roman Way | Long Melford, Sudbury, Suffolk, CO10 9LH



Features

- Four Bedrooms
- Sitting Room With Fireplace
- Study, Dining Room & Garden Room
- Fitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Wrap Around Gardens

An impressive four bedroom link-detached home boasting three reception rooms and a garden room, kitchen, ground floor shower room, first floor bathroom, wrap around gardens, garage and off road parking. Short walk to public transport links, doctors surgery, village shops, restaurants, cafe's and pubs.



THE PROPERTY

Upon entering the home through the welcoming vestibule, you step into a generous entrance hall that leads to a variety of versatile living spaces. The drawing room is an expansive, light-filled space, perfect for both entertaining and relaxing. Large windows allow plenty of natural light and provide views of the rear garden. The adjoining garden room with its bay window is the perfect space to enjoy the outdoors year-round, making it ideal for reading or as a sunroom.

A formal dining room adjacent to the kitchen offers the perfect setting for family meals and dinner parties, enhanced by soft neutral décor and elegant windows. The spacious kitchen/breakfast room features ample wooden cabinetry, integrated appliances, and plenty of room for informal dining, making it the heart of the home. There is also a convenient shower room on this level.

For quieter moments, the sitting room offers a more intimate space, ideal for a home office, snug, hobby room or ground floor bedroom.

Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom is a spacious retreat with views over the garden and plenty of storage. The other three bedrooms are also generously sized, providing ample space for family or guests. The layout upstairs is completed by a well-appointed family bathroom.

The front garden is beautifully landscaped, with a paved pathway leading to the front door and bordered by hedges, offering excellent curb appeal. To the rear, a private garden provides an idyllic space for outdoor dining, entertaining, or simply enjoying nature, with established plants and a well-maintained lawn.





A driveway leads to a garage, providing parking and additional storage.

THE LOCATION

Long Melford, Suffolk, is a charming village nestled in the heart of Suffolk's countryside, seamlessly blending history with modern convenience. Renowned for its well-preserved Tudor and medieval buildings, such as the iconic Long Melford Hall, a National Trust property, the village offers a journey back in time with its timber-framed houses and beautiful churches. This village is a shopper's haven, featuring independent boutiques, antique shops, and art galleries. Whether you're on the hunt for unique collectibles or contemporary gifts, Long Melford's shopping experiences are truly distinctive. Immerse yourself in the local culinary scene with charming cafes and restaurants serving a mix of traditional and contemporary dishes, often made with locally sourced ingredients. Surrounded by lush countryside and intersected by the meandering River Stour, Long Melford is an outdoor enthusiast's paradise, offering scenic walks, bike rides, and tranquil picnics. In addition to its rich history, Long Melford also boasts a welcoming community and hosts local events, fairs, and festivals that foster a sense of unity. Families will appreciate the excellent schools in the area, offering quality education in a rural setting. Despite its serene atmosphere, Long Melford provides easy access to major transport routes, allowing you to explore other parts of Suffolk and beyond. Nearby Sudbury offers additional amenities and services.





Ground Floor
Approximate Floor Area
1010.62 sq. ft.
(93.89 sq. m)

First Floor
Approximate Floor Area
596.21 sq. ft.
(55.39 sq. m)

TOTAL APPROX. FLOOR AREA 149.28 SQ.M. (1606.83 SQ.FT.)

AGENTS NOTE

Council & Council Tax Band – Band E - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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