

Description

Approximate Room Sizes

THE PROPERTY Upon entering through the front door, you step into the entrance hall with access to the kitchen, sitting/dining room, bedrooms, bathroom, and a cupboard.

The kitchen features matching wall and base units, an integrated double oven at base level, a gas hob with an extractor hood above, and a wall-mounted gas boiler concealed in a cupboard. There's space and plumbing for a fridge/freezer, dishwasher, and washing machine, along with a window overlooking the front.

The sitting/dining room offers a rear-facing window and patio doors that open to the garden.

Both bedrooms have side-facing windows. The primary bedroom also includes built-in wardrobes.

The bathroom is equipped with a paneled bath, a shower with a glass screen, a close-coupled toilet, a washbasin, and a window to the front.

The rear garden is lawned and enclosed by

wood panel fencing and a red brick wall. A service door provides access to the garage, which has power and lighting. Additionally, there is ample off-road parking in front of the garage.

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.

AGENTS NOTE Council & Council Tax Band – Band C - Babergh District Council

Tenure – Freehold

Estate Charge - £265 per annum

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains

Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

KITCHEN 11' 10" x 9' 1" (3.61m x 2.77m)

SITTING ROOM 19' 10" x 10' 9" (6.05m x 3.28m)

BEDROOM ONE 14' 3" x 10' 9" (4.34m x 3.28m)

BEDROOM TWO 9' 8" x 9' 1" (2.95m x 2.77m)

BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Post Code – CO10 9FS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Braithwaite Road | Long Melford | CO10 9FS

£399,950

A two bedroom detached bungalow located on a highly sought after estate location within the historic village of Long Melford. Boasting a modern fitted kitchen, sitting/dining room with patio doors to garden, bathroom, garage and ample parking. Short walk to co-op, butchers, bakery, doctors surgery and a plethora of independent shops, restaurants and cafes.

- Two Bedrooms
- Highly Sought After Location
- Historic Village Of Long Melford
- Garage & Off Road Parking
- Sitting/Dining Room With Patio Doors
- Modern Fitted Kitchen
- Bathroom