

Description

THE PROPERTY Welcome to this stunning property nestled in a serene neighborhood. As you step through the entrance door, you're greeted by an inviting entrance hall, the heart of the home, leading seamlessly to various spaces within.

The kitchen/diner boasts modernity and functionality, featuring sleek fittings and ample storage. Equipped with integrated appliances and a generous space for dining, it's perfect for culinary adventures and family gatherings alike.

Adjacent is the sitting room, illuminated by natural light streaming through double glazed windows and French doors leading to the rear garden, offering a tranquil retreat for relaxation and entertainment.

Convenience is key with a ground floor w/c, ensuring comfort for residents and guests alike. Ascend the stairs to the first-floor landing, where you'll find access to the bedrooms, bathroom, and a versatile study space.

The bedrooms offer comfort and privacy, with generous proportions and abundant natural light streaming through double glazed windows. The master bedroom, a sanctuary unto itself, features built-in wardrobes, an ensuite for added luxury, and even a velux window for stargazing.

Outside, the property exudes charm and curb appeal, with mature flower beds adorning the front path and two allocated parking spaces for added convenience. The rear garden, a tranquil haven, invites outdoor enjoyment with a paved patio area and lush lawn enclosed by wood panel fences, perfect for al fresco dining.

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

Estate Charge - £240 paid twice annually

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

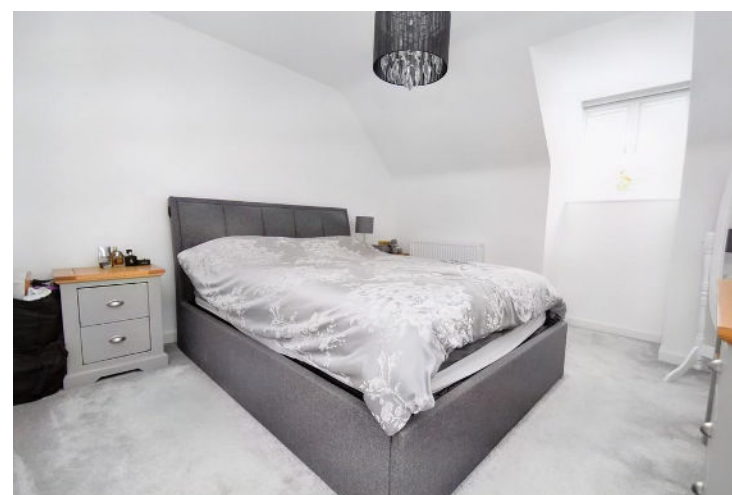
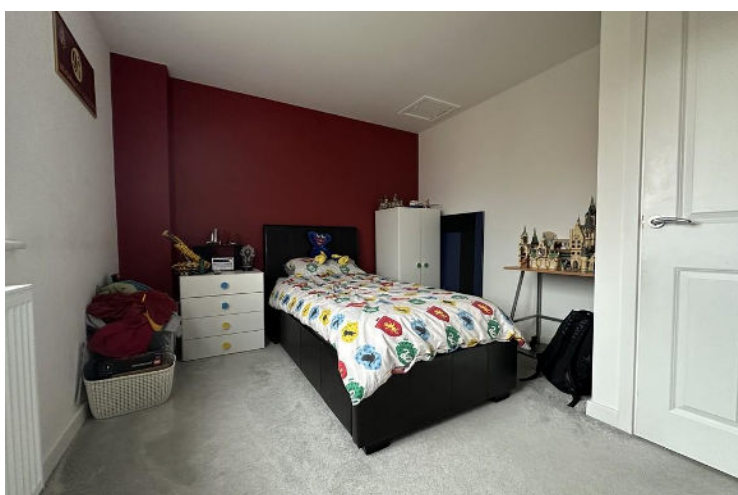
Services – Mains Drainage, Water, Electric, Gas Central Heating

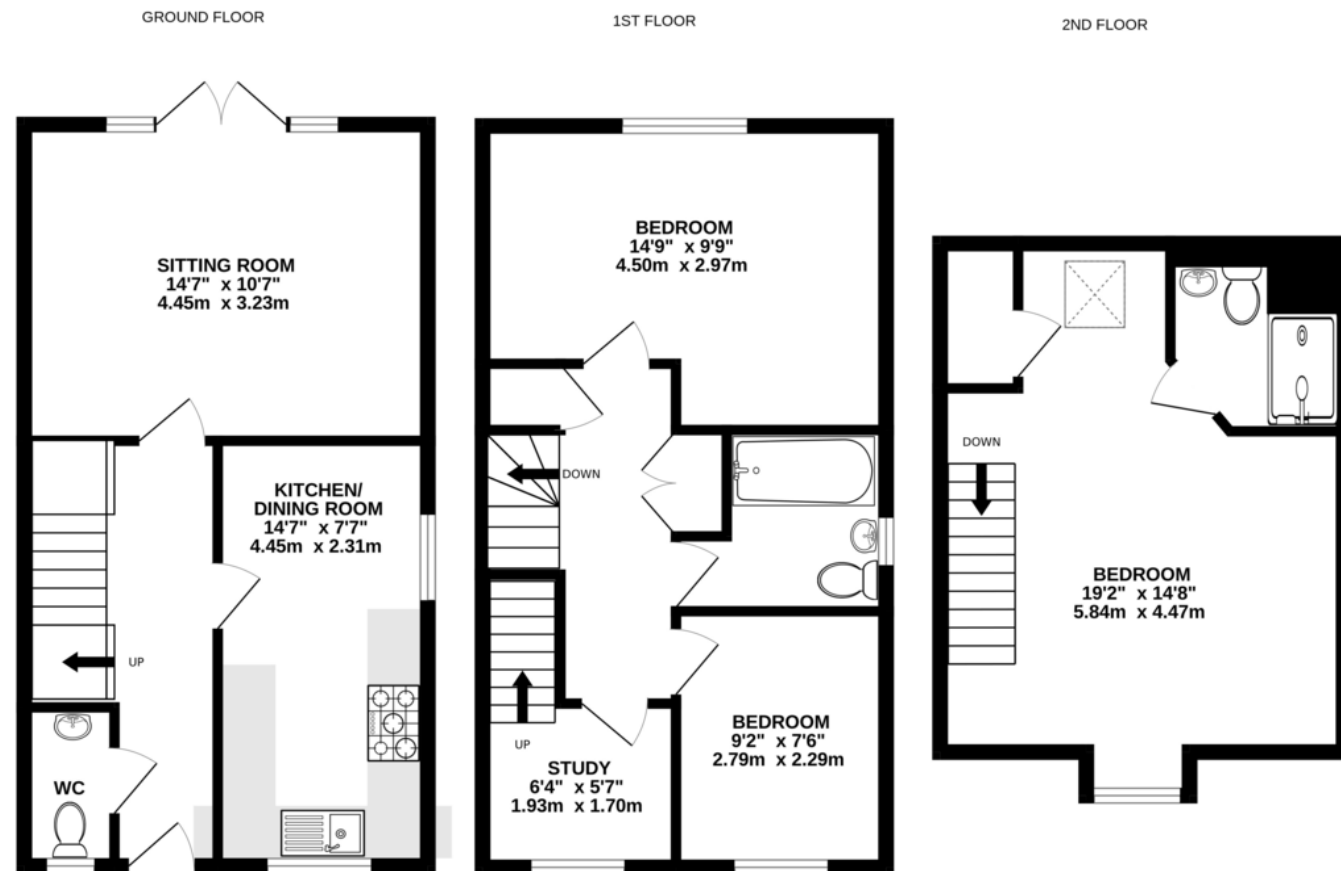
Post Code – CO10 9LL

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 1152sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
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

Blunden Close | Long Melford | CO10 9LL

£325,000

A modern three bedroom semi-detached town house located within the highly sought after village of Long Melford. Benefiting from two allocated parking spaces, kitchen/diner, sitting room, study and ensuite to the master bedroom. Walking distance to village amenities and field views to the front aspect.

- Three Bedrooms
- Kitchen/Diner
- Sitting Room
- Ground Floor W/C
- Family Bathroom
- Ensuite To Master Bedroom
- Two Allocated Parking