



£325,000

Orchard Brook, Long Melford



THE PROPERTY

This well-presented two-bedroom end-terrace bungalow is ideally located in the heart of Long Melford.

A central hallway provides access to all rooms, creating a practical and well-balanced layout. To the front of the property is a modern shower room fitted with a walk-in shower, wash hand basin, WC and heated towel rail, alongside a separate W/C with hand basin.

The open-plan kitchen and living space is bright and well designed for modern living. The kitchen features attractive wooden worktops, ample storage and preparation space, and integrated appliances including an oven, hob with extractor above and inset sink. This area flows seamlessly into the living space, which benefits from plenty of natural light and opens onto the garden through double French doors.

There are two well-proportioned bedrooms, with the main bedroom enjoying integrated wardrobes.

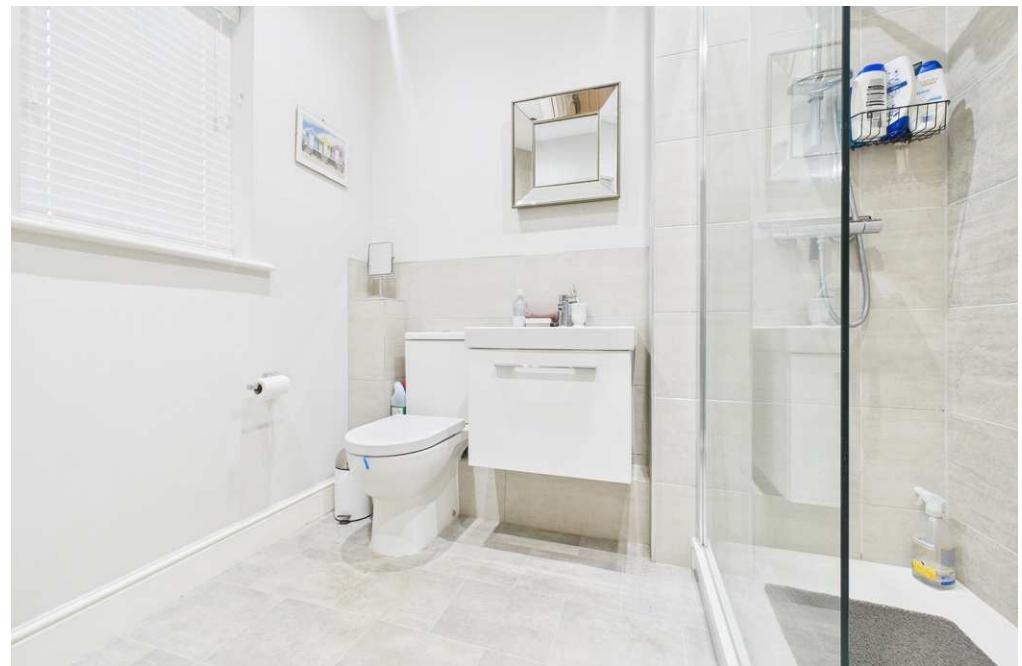
Outside, the property benefits from access to a large communal garden to the rear, as well as an additional communal garden to the side offering open views across neighbouring fields. Further advantages include one allocated parking space and additional visitor parking.

THE LOCATION

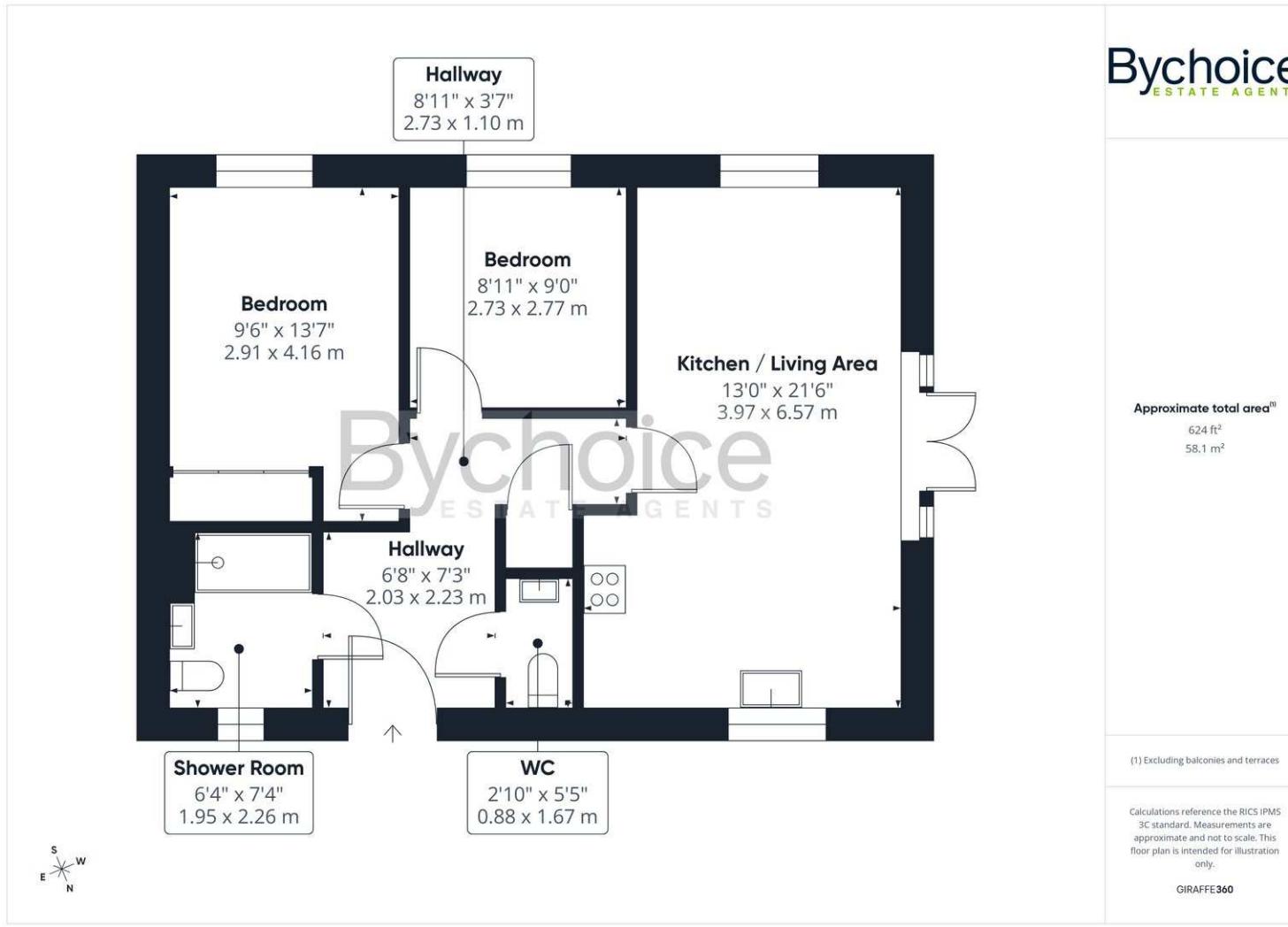
Long Melford is a highly regarded Suffolk village, known for its historic Tudor and medieval architecture, including the National Trust's Long Melford Hall. The village offers an excellent range of independent boutiques, antique shops, galleries, cafés and restaurants.

Surrounded by beautiful countryside and close to the River Stour, the area is ideal for walking and cycling, while also benefiting from a strong community spirit, local events and good schooling. Despite its village setting, Long Melford provides convenient access to transport links, with nearby Sudbury offering further amenities.









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

Tenure – Leasehold

Lease Length – 992 Years Remaining

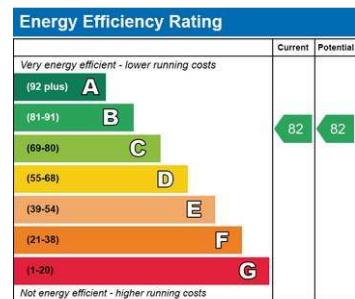
Service Charge – £1,100 Per Annum

Ground Rent – £200 Per Annum

Broadband – Ultrafast broadband available, with download speed of up to 1800 Mbps and upload speeds of up to 220 Mbps available

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Vodafone & Three

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS