



Guide Price £515,000

Sampson Drive, Long Melford



THE PROPERTY

Welcome to this four bedroom detached home located in the sought after village of Long Melford.

On entering the property, the entrance hallway provides access to all ground floor rooms. The kitchen is positioned at the front of the home and offers generous worktop space with ample storage above and below. Integrated appliances include a double oven, hob, extractor fan and inset sink, while a breakfast bar provides a practical space for informal dining.

The kitchen flows into a bright open-plan family area with further seating, with windows to the front and rear allowing plenty of natural light to fill the space. The room also incorporates a dedicated dining area, ideal for family meals and entertaining. From here, sliding doors lead directly out to the rear garden, creating a seamless connection between indoor and outdoor living.

Adjacent is a second reception room, also featuring a front facing window and sliding doors to the garden, making it an ideal additional space for relaxing or entertaining. A convenient ground floor WC with toilet and pedestal sink completes the downstairs accommodation.

Upstairs are four well proportioned bedrooms, with the fourth currently used as a home office. The main bedroom benefits from built in storage and an ensuite with bath and shower over, toilet and sink. The remaining bedrooms are served by a family bathroom fitted with a bath and shower over, toilet and sink.

Outside, the rear garden features a patio area leading onto a lawn, ideal for outdoor seating and entertaining. The garden also provides access to the double garage. To the front there is parking in front of the garages and useful side access.

THE LOCATION

Long Melford is one of Suffolk's most picturesque villages, known for its historic Tudor and medieval buildings and vibrant high street. Landmarks such as Long Melford Hall highlight the area's rich heritage.

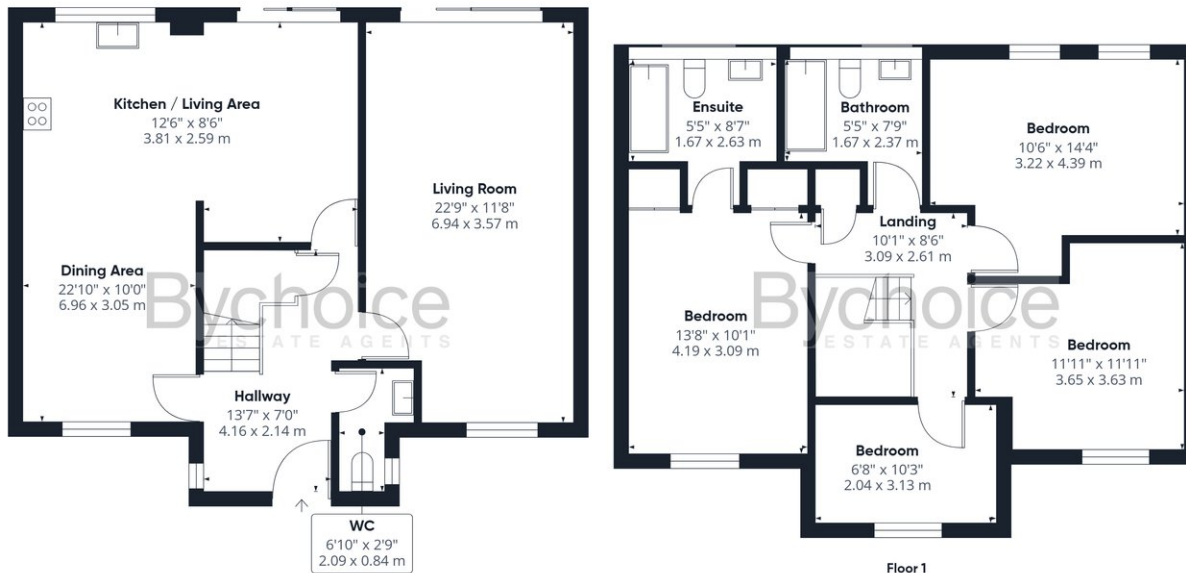
The village offers a range of independent boutiques, antique shops, galleries, cafés and restaurants. Surrounded by countryside and the nearby River Stour, the area is ideal for walking, cycling and outdoor activities.

Despite its rural charm, Long Melford is well connected, with the nearby market town of Sudbury providing additional amenities, schools and transport links.









Ground Floor

Floor 1



Approximate total area⁽¹⁾

1418 ft²
131.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

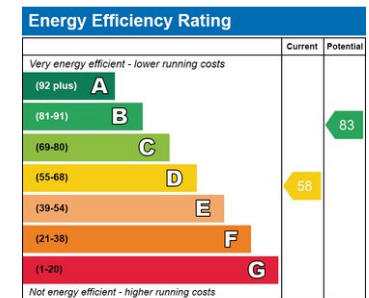
Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

Property Construction – Standard Brick Construction



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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.