



**£335,000**

**Blunden Close, Long Melford**



#### THE PROPERTY

Offered with no onward chain, this three bedroom townhouse is situated in the highly sought-after village of Long Melford.

The entrance hallway provides access to all ground floor accommodation. To the front is the well-equipped kitchen, offering ample worktop space and storage units above and below, with integrated double oven, hob with extractor, fridge freezer and dishwasher.

To the rear, the living room is a bright and welcoming space with double French doors opening onto the garden, creating an ideal setting for both relaxing and entertaining. A cloakroom with WC and pedestal wash hand basin completes the ground floor.

On the first floor are two bedrooms; bedroom two is a generous double, while bedroom three is ideal as a guest room, nursery or home office. The family bathroom comprises a bath with shower over, WC and pedestal wash hand basin. The landing also benefits from two useful storage cupboards.

An additional landing area provides space for a study and leads to the top floor, where the principal bedroom enjoys two large storage cupboards and an en suite shower room with shower, WC and pedestal wash hand basin.

Externally, the rear garden has been designed for low maintenance. To the front there is one off-road parking space and side access to the garden.

#### THE LOCATION

Long Melford is one of Suffolk's most picturesque villages, renowned for its historic architecture, boutique shops and welcoming community. Landmarks such as Long Melford Hall reflect the village's rich heritage, while a range of independent shops, galleries, cafés and restaurants provide everyday convenience.

Surrounded by countryside and close to the River Stour, the area offers excellent walking and cycling routes. The nearby market town of Sudbury provides further amenities and transport links, combining rural charm with practical connectivity.









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**Approximate total area<sup>(1)</sup>**

1008 ft<sup>2</sup>  
93.7 m<sup>2</sup>

**Reduced headroom**

33 ft<sup>2</sup>  
3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

GIRAFFE360



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

Tenure – Freehold

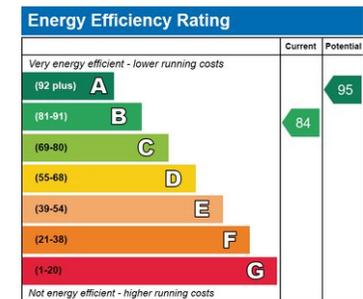
Estate Charge – £270.03 paid half yearly

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

Mobile Coverage – Voice & Data likely  
outside with EE, Three, O2 & Vodafone.  
(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.

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