

# Bychoice

ESTATE AGENTS



Blunden Close, Long Melford

£1,350

# Property Summary

Available now, this three bedroom townhouse in Long Melford, features a front-facing kitchen with integrated appliances, rear living room with French doors to the garden, cloakroom, family bathroom and top floor principal bedroom with en suite. Low maintenance garden and parking.

- Available now
- Three bedrooms
- Kitchen with integrated appliances
- Off road parking
- Ground floor cloakroom
- Ensuite to master



## THE PROPERTY

Welcome to this three bedroom townhouse in the highly sought-after village of Long Melford.

Upon entering the property, the hallway provides access to all ground floor accommodation. To the front aspect is the kitchen, which offers a generous range of worktop space and storage cupboards both above and below. The kitchen benefits from integrated appliances including a double oven, hob with extractor, fridge freezer and dishwasher.

To the rear of the property is the living room, a bright and inviting space with double French doors opening onto the rear garden, allowing for plenty of natural light and creating an ideal area for both relaxing and entertaining. Completing the ground floor is a convenient cloakroom fitted with a WC and pedestal wash hand basin.

On the first floor you will find two further bedrooms. Bedroom two is a well-proportioned double room, whilst bedroom three offers flexibility as a guest bedroom, nursery or home office. The family bathroom serves this floor and is fitted with a bath with shower over, WC and pedestal wash hand basin. The landing also benefits from two useful storage cupboards.

There is an additional landing area featuring an ideal use for a study space which has stairs rising to the top floor. The principal bedroom occupies this floor and is an impressive room featuring two large storage cupboards and access to an en suite shower room comprising a shower, WC and pedestal wash hand basin.

Externally, the rear garden is designed for low maintenance living. To the front, the property benefits from one off-road parking space and side access leading to the rear garden.

## THE LOCATION

Long Melford, Suffolk, is a picturesque village located in the heart of the county's countryside, blending historical charm with modern convenience. The village is renowned for its well-preserved Tudor and medieval architecture, including the iconic Long Melford Hall, a National Trust property. With its timber-framed houses and beautiful churches, Long Melford offers a glimpse into the past while maintaining a vibrant community atmosphere.

Surrounded by lush countryside and intersected by the meandering River Stour, Long Melford is a paradise for outdoor enthusiasts. The area offers scenic walks, bike rides, and tranquil spots for picnics, making it an ideal destination for nature lovers. Alongside its rich history, the village fosters a strong sense of community through local events, fairs, and festivals, which bring residents together throughout the year.





Approximate total area<sup>®</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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Additional Information

**Council Tax Band: D**

**Local Authority: Babergh District Council**

**Post Code: CO10 9LL**

**Viewings by appointment only**

**Tel: 01787 468408**

**Email: [lettings@bychoice.co.uk](mailto:lettings@bychoice.co.uk)**