



21 BLUNDEN CLOSE
Long Melford, Suffolk

Carter Jonas

21 BLUNDEN CLOSE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LL

- Sudbury 2 Mile (London Liverpool Street from 78 minutes)
- Lavenham 4 Miles
- Bury St Edmunds 10 Miles
- Colchester 16 Miles (London Liverpool Street from 48 minutes)

Town House • Village Location • Set over three floors • Enhanced and beautifully presented • Good sized living room with French Doors • Open Plan Kitchen Diner • 1st Floor - 2 good sized bedrooms • Family Bathroom • Study Area • 2nd Floor Principle Bedroom with en-suite bathroom • Cloakroom • Enclosed Rear Garden • Garage • Parking for 2/3 cars • EPC rating B

DESCRIPTION

As you step through the inviting entrance hall, immediately noticeable is the attention to detail and high-quality finishes that grace every corner of this home. The ground floor boasts a thoughtfully designed layout, including a cloakroom, a spacious kitchen/dining room, and an elegant sitting room adorned with French doors that open up to the outside, inviting an abundance of natural light to flow through the room.

Venturing upstairs, you'll find two beautifully appointed bedrooms, perfect for accommodating family or guests. The first floor also offers a well-designed family bathroom, ensuring both style and practicality. Additionally, a versatile study space adds a touch of flexibility to the floorplan, catering to the needs of remote workers. Continuing to the second floor, you'll discover the principal suite. This generously proportioned space offers privacy and tranquility, with its own ensuite.

21 Blunden Close presents a rare opportunity to reside in a modern home within the sought-after village of Long Melford, where the perfect blend of idyllic countryside charm and convenient amenities await.

A CONTEMPORARY SEMI-DETACHED HOUSE, BUILT IN 2019, IS A PART OF AN EXCLUSIVE DEVELOPMENT, TUCKED AWAY IN THE VILLAGE OF LONG MELFORD.



OUTSIDE

Approached via the development communal gardens and block paved driveway, this beautifully presented home has parking for two cars and a single garage to the side of the property. To the rear is an enclosed garden with patio and decking for socialising and entertaining, with an undercover BBQ/outdoor kitchen area.

LOCATION

Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, a primary school, hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public. The market town of Sudbury (2 miles) provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes). Alternatively, there is a mainline service from Colchester with fastest trains taking about 48 minutes. The historic market town of Bury St Edmunds lies 10 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Gas, Electricity and drainage. Gas central heating

Local Authority: Babergh - Band D

Viewings: By appointment with Carter Jonas
Tel: 01787 882881

What3Words: ///dispenser.reflected.soak



Blunden Close, Long Melford, Sudbury, CO10

Approximate Area = 1104 sq ft / 102.5 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

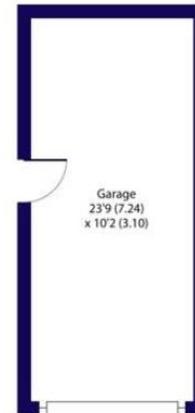
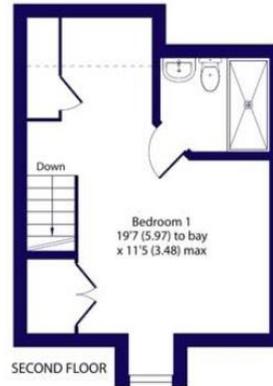
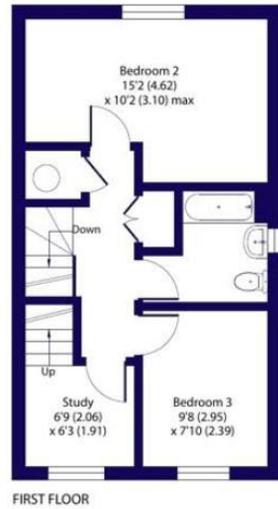
Garage = 241 sq ft / 22.3 sq m

Total = 1369 sq ft / 127 sq m

For identification only - Not to scale



Denotes restricted head height



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