



WRIGHTS, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9LA

- Sudbury 2 miles
- Bury St Edmunds 11 miles
- Colchester 15 miles
- (London Liverpool Street from 48 minutes)

Entrance hall • Drawing room • Sitting room • Study
Kitchen/breakfast room • Conservatory • Utility/Boot
room • Cloakroom • Cellar • 4 Bedrooms • 2 Bathrooms
(one ensuite) • Store/Garden room • Enclosed garden
2 off-street parking spaces

DESCRIPTION

A fine Grade II listed mid-terraced Victorian house in the heart of Long Melford, within walking distance of extensive amenities. The property has been sympathetically modernised throughout and retains many original features including high ceilings, coving, fireplaces and an elegant hallway and staircase. The accommodation has a light and airy feel with a free flowing layout focused around the well equipped kitchen/breakfast room comprehensively fitted with attractive modern units and granite worksurfaces. Double doors open into a spacious drawing room making it ideal for family living. There is also a sitting room, study, garden room, utility/boot room and cloakroom on the ground floor. On the first floor there is central & bright landing which gives access to the 4 bedrooms, one of which has an ensuite shower room, as well as the attractively fitted family bathroom. In addition, there is a cellar/store which is accessed to the rear of the house.

OUTSIDE

Outside, there is a fully enclosed and well maintained garden which is laid to lawn with colourful flower borders. This enjoys a sunny south westerly aspect. There is also a good sized outbuilding of about 202 sq ft which currently provides storage/workshop but has the potential to provide a home office if required. Beyond the garden are 2 off-road parking spaces.

WRIGHTS IS A MOST ATTRACTIVE GRADE II LISTED, MID-TERRACED VICTORIAN HOUSE IN THE HEART OF SOUGHT-AFTER LONG MELFORD.



LOCATION

Long Melford has been voted one of the top 20 most sought after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, 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 from 47 minutes. The historic market town of Bury St Edmunds lies 11 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

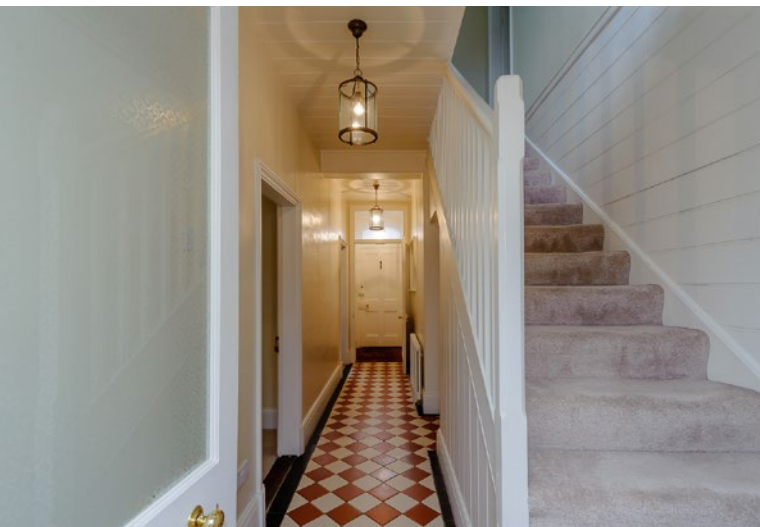
Services: Mains water, drainage, gas & electricity
Gas fired central heating

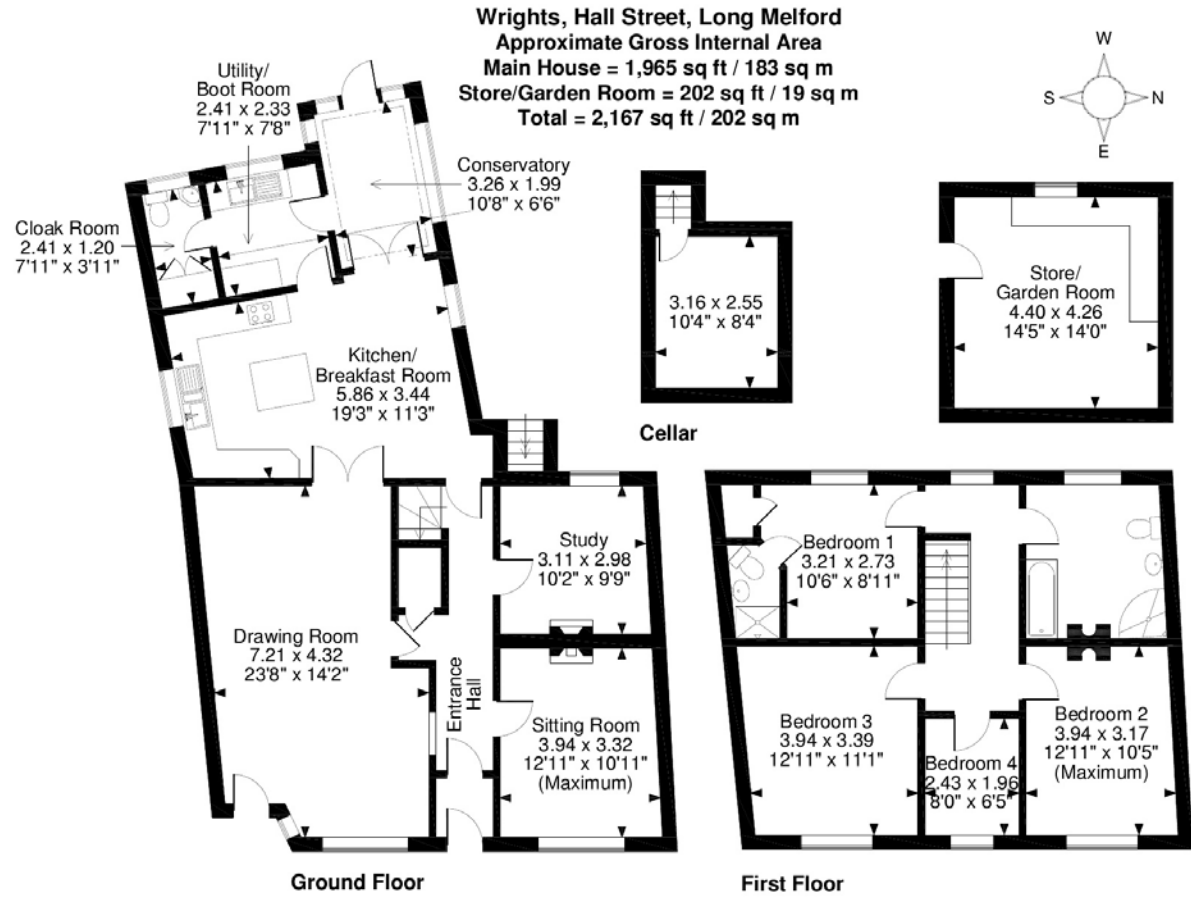
Local Authority: Babergh Mid Suffolk District Council

Council Tax: Band E

Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words ///counters.rejoiced.long





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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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