



39 ROMAN WAY, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LN

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

Detached Family Home • Entrance Hall • 4 Double Bedrooms • Kitchen Diner • Separate Dining Room • Living Room • Home Study • Downstairs Cloakroom • Utility Room • Garden Room • Family bathroom • Ensuite to master bedroom with under floor heating • Spacious Garden • Double Garage • Workshop • Deluxe Garden Pod • Large separate rear driveway access and turning area to double garage with ample parking EPC rating D

DESCRIPTION

A fantastic example of well-built modern home offering flexible accommodation, situated in one of the best regarded villages in Suffolk, within walking distance of all its amenities. The property which has been recently updated, provides an entrance lobby through into the welcoming entrance hall, with a downstairs cloak room, and large home study/office. Beyond is the well-equipped Aga kitchen/breakfast room, ample granite effect laminated worktops and an adjacent garden room which boasts views over the gardens, as well as a utility room. The dual aspect sitting room is to the other end, flooded with natural light owed to a recently fitted replacement bay window, a fitted cast iron wood burner with a wood surround and slate hearth, with double doors leading to the formal dining room. Upstairs via the easy rising staircase takes you to the principal bedroom offering a vast amount of storage, with a luxury ensuite shower room, as well as the three further double bedrooms both with ample storage, and could be used for other purposes such as home office/craft space and a family bathroom to serve.

A DECEPTIVELY SPACIOUS 4 BEDROOM FAMILY HOME WITH VERSATILE ACCOMMODATION, OUTSIDE STUDIO ENCHANTING GARDENS IN A ROUGHLY 0.2 ACRE PLOT, TUCKED AWAY IN A DISCREET LOCATION WHILST BEING WITHIN WALKING DISTANCE OF ALL LONG MELFORD'S AMENITIES.



OUTSIDE

Offers a further important feature of the property, owed to its quiet and peaceful location, situated at the end of a quiet cul-de-sac, whilst being within the heart of the village of Long Melford. There are well maintained front gardens, laid to lawn with flower bed borders and a path to the front door. To the rear and via a private driveway is ample parking plus a double up and over garage with Horman roller electric doors, which also provides access to the beautifully manicured gardens, with an Indian flagstone patio, well stocked flower and shrub borders with an impressive and mature Oak tree as a centre piece. There is an amazing deluxe garden pod/summer house by Ornate Gardens which offers fun for all and perfect for evening entertainment as well as a brick-built workshop.

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

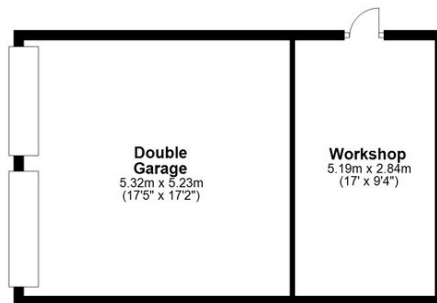
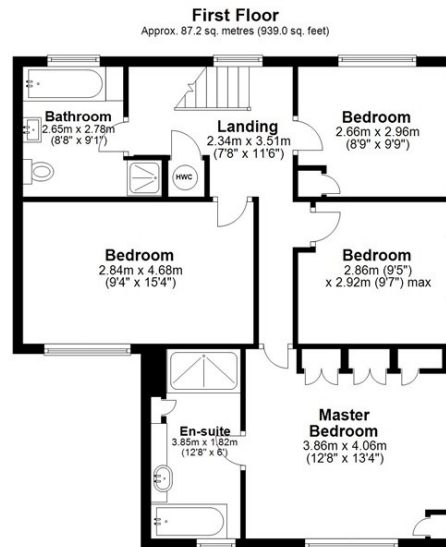
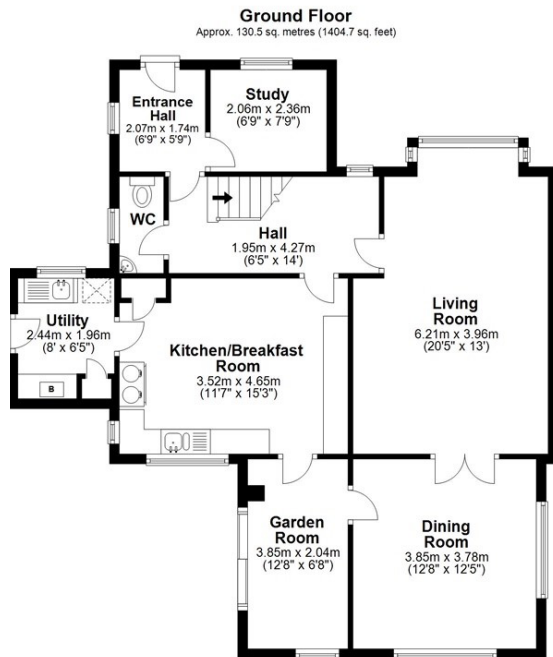
Tenure: Freehold

Services: Mains water, drainage, electricity and gas. Gas central heating.

Local Authority: Babergh Band F

What3Words: ///tonality.learning.jaundice





Total area: approx. 217.7 sq. metres (2343.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting.
Plan produced using PlanUp.



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