



**HAREFIELD, LONG MELFORD,  
SADBURY, CO10**

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**Winkworth**



**An impressive detached family home. Spacious, light and benefitting from 5 bedrooms, 2 reception rooms, conservatory, established and secure rear garden, double garage and off-road parking.**

**Prominently set within Harefield, a highly favoured and peaceful cul-de-sac location a few minutes walk from Kentwell Hall, the village green and Long Melford's vibrant centre, one of Suffolk's most highly regarded villages.**

- *Substantial Detached Family Home (2,508 sq ft.)*
- *Sought-after Long Melford Village*
- *Five Double Bedrooms*
- *Dual Aspect Sitting Room*
- *Dining Room & Conservatory*
- *Secure Private Garden*
- *Double Garage and Off-Road Parking*
- *Double Glazing*
- *Peaceful cul-de-sac location*

### **THE PROPERTY:**

This wonderful family home has partly rendered walls under a tiled roof. To one side is a brick paved driveway leading to a double garage. At the rear is a wonderfully stocked and private secure garden.

Set over two floors, the accommodation offers much flexibility with high ceilings, good natural light and a balanced, free-flowing layout.







## Ground Floor

**ENTRANCE PORCH:** With partly glazed door leading to:

**ENTRANCE HALL:** A good sized and light reception hall with a large window to the front on the half landing, stairs leading to the first floor, large under-stairs storage cupboard and doors leading to:

**SITTING ROOM:** A light double-aspect L-shaped sitting room with a wide double-glazed window to the front and a further wide double-glazed window to the rear overlooking the garden. Traditional fireplace with marble inset and hearth and gas coal-effect fire. Folding pine doors to:

**DINING ROOM:** The open aspect from the sitting room provides a sense of space with a further door opening from the hall. Double-glazed sliding doors to the conservatory flood the room with light and warmth. Recessed display shelving with lighting. Serving hatch to kitchen.

**KITCHEN/BREAKFAST ROOM:** The fitted kitchen offers a view over the delightful rear garden and features a range of matching pine cabinets at floor and eye level with laminate worktops with an inset single drainer sink unit with mixer tap over. Fully-tiled walls. Integrated appliances include a Neff electric double oven, four-ring gas hob and extractor unit over. Plumbing and space for a dishwasher. Space for a full height fridge/freezer. Wide double-glazed window unit.

**CONSERVATORY:** A superb addition to the property with plenty of space for tables and chairs. Double-glazed uPVC doors open out onto the covered side patio terrace and garden.

**UTILITY ROOM:** With sink, space and plumbing for a washing machine. Mains Gas Warm-Air Boiler. Double-glazed window to the side aspect.

**CLOAKROOM:** WC and wash hand basin. Double-glazed window to the front aspect.





## First Floor

**LANDING:** A spacious and bright area with gallery rail overlooking the stairwell and a double-glazed window to the front aspect on the half landing. Loft hatch. Linen/airing cupboard and doors to:

**BEDROOM 1:** A generous and light double bedroom with built-in wardrobes. View over the rear garden. Double-glazed window.

**BEDROOM 2:** A generous and light double bedroom. Built-in wardrobe. Double-glazed window to the rear garden aspect.

**BEDROOM 3:** A characterful double bedroom with a built-in wardrobe and a double-glazed window to the front aspect.

**BEDROOM 4:** A generous, double bedroom with built-in wardrobes and a double-glazed window to the front aspect.

**BEDROOM 5:** With double-glazed window to the front aspect.

**FAMILY BATHROOM:** A modern family bathroom with panelled bath, WC and wash hand basin set into a vanity unit with cupboards below. Fully tiled walls. Double-glazed window to the rear aspect.

**SHOWER ROOM:** A superb wet room with walk-in shower, WC and wash hand basin set into a vanity unit with cupboards below. Fully tiled walls. Double-glazed window to the rear aspect.

## OUTSIDE

The property is approached by a brick paver driveway bordered with conifer shrubs. To the immediate front of the property is an area or lawn planted with various conifer shrubs. Three brick paver steps lead up to the front door. On one side of the property is a partly-glazed side door opening into a covered passageway. On the other side is a gated side access leading directly to the rear garden.

The secure L-shaped rear garden is one of the property's most attractive features enjoying sunshine throughout the afternoon and evening. Beautifully laid out and private, the garden includes a partly covered brick-paved patio terrace, water feature and an area of lawn bordered by well-stocked beds filled with seasonal colour and variety. Following a shingle path, there is a gardener's area to one side with a **GREENHOUSE** and a lovely timber **SUMMERHOUSE** at the far end.

**DOUBLE GARAGE:** With light and power connected and personnel door leading directly into the internal utility area.











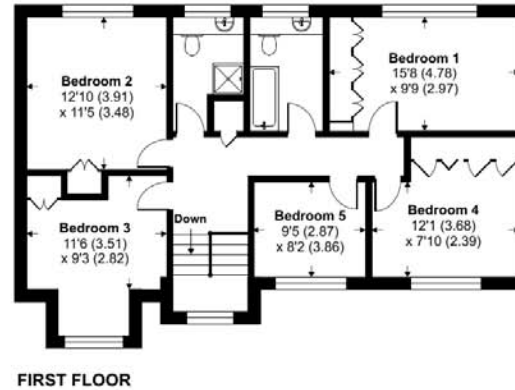
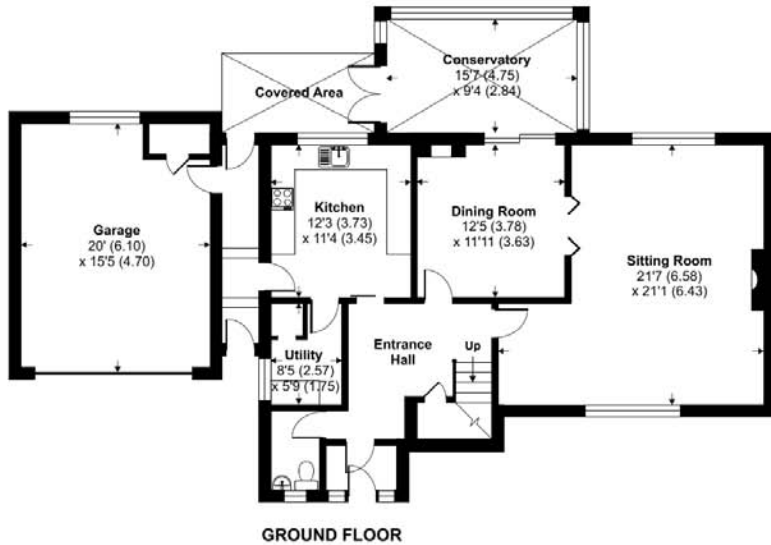
## Harefield, Long Melford, Sudbury, CO10

Approximate Area = 2198 sq ft / 204.1 sq m

Garage = 310 sq ft / 28.8 sq m

Total = 2508 sq ft / 232.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecorn 2022. Produced for Winkworth. REF: 906373

**LOCATION:** Long Melford is a vibrant, much-loved Suffolk Wool Town with an excellent range of amenities including a primary school, library, football club, cricket club, GP practice, pharmacy, butcher, grocery stores, antique markets, independent shops, pubs, restaurants and monthly farmers market. The nearby market towns of Sudbury and the cathedral town of Bury St Edmunds are easily accessible by bus and offer a more comprehensive range of facilities, the former with a rail link to London Liverpool Street.

The surrounding Stour Valley countryside is absolutely delightful - gently sloping, quintessential rural Suffolk. Country walks and numerous country pursuits are quite literally on your doorstep. The whole area has been immortalised by the paintings of Constable and Gainsborough.

**SERVICES:** Mains water, drainage and electricity are connected. Mains gas-fired warm air heating. Note: None of the services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council.  
Council Tax Band F

**ENERGY PERFORMANCE CERTIFICATE:** Band D - a copy of the energy performance certificate is available on request.

**VIEWING:** Strictly by prior appointment only through Winkworth.

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