



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

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Winkworth

A charming double-fronted four bedroom family home with a private, secure rear garden, garage and off-road parking.



- Four Bedrooms
- Sitting Room
- Dining Room
- Secure Private Garden
- Garage and Off-Road Parking
- Gas-fired Central Heating
- Double Glazing
- Sought-after Long Melford village
- AVAILABLE NOW - NO ONWARD CHAIN

THE PROPERTY:

Occupying a delightful and peaceful position overlooking a small greensward and just a few minutes walk from The Kentwell Hall Estate, the village green and Long Melford's vibrant centre, one of Suffolk's most highly regarded villages.

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





Ground Floor

COVERED ENTRANCE VESTIBULE: With door leading to:

ENTRANCE HALL: A bright and welcoming space with stairs leading to the first floor, parquet flooring, large cloaks cupboard, further under-stairs storage cupboard and doors leading to:

SITTING ROOM: A gorgeous and light double-aspect room with views over the greensward to the front and the pretty rear garden. Double-glazed window units. Two elegant arches provide an attractive feature to the room and link with:

DINING ROOM: The open aspect from the sitting room provides a feeling of space with a set of glazed doors opening from the kitchen. A double-glazed door opens out onto the paved terracing and secure rear garden.

KITCHEN: The bright kitchen offers a lovely view over the rear garden and is fitted with an extensive range of matching units and worktops with an inset single drainer sink unit and mixer tap over. Tiled splash-backs. Integrated appliances include electric oven, four-ring gas hob and extractor fan over. Useful storage/pantry cupboard. Plumbing and space for a dishwasher and a washing machine. Wide double-glazed window unit.

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



First Floor

LANDING: A spacious and bright area with double-glazed window to the front, a linen/airing cupboard, a further large walk-in storage cupboard and doors to:

BEDROOM 1: A generous and light double bedroom with plenty of space for wardrobes. View over the rear garden. Double-glazed window.

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

BEDROOM 3: Double-glazed window to the rear garden aspect.

BEDROOM 4: Double-glazed window over-looking the greensward and the grounds of Kentwell Hall beyond.

FAMILY BATHROOM: A lovely bright, modern family bathroom with a fully tiled shower cubicle, panelled bath, WC and wash hand basin. Fully tiled walls. Double-glazed window to the rear aspect.

OUTSIDE

The property is approached by an area of lawn bordered by well-stocked beds. The secure rear garden is one of the property's most attractive features enjoying sunshine throughout the morning and early afternoon. Designed with low maintenance in mind, it includes brick paved terracing bordered by well-stocked beds filled with colour and variety.

To the rear of the property there is OFF-ROAD PARKING which in turn leads to:

GARAGE: With light and power connected and personnel door to side with direct access to the rear garden.





Long Melford, Sudbury, CO10

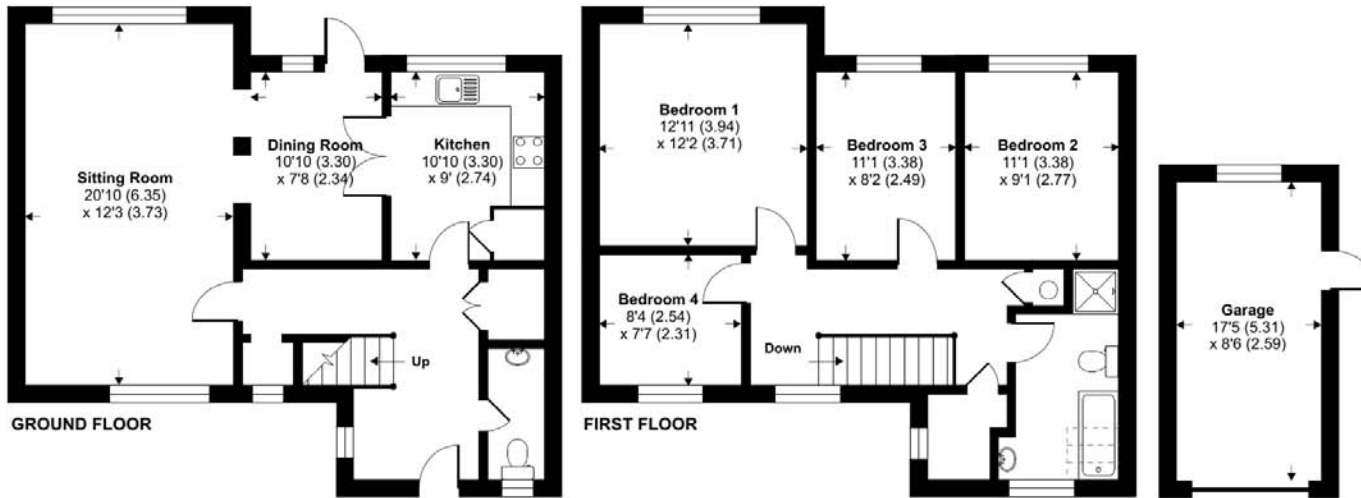
Approximate Area = 295 sq ft / 120.3 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 1452 sq ft / 134.8 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). © richcom 2022. Produced for Winkworth. REF: 879350

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 and drainage and electricity 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 E

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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