



Laurel Drive, Long Melford, Sudbury

Sheridans



Laurel Drive, Long Melford, Sudbury CO10 9ER

Guide Price £375,000

Detached three bedroomed home in a quiet setting, overlooking an open green only a stones throw from the centre of Long Melford.

Built of traditional brick construction beneath a tiled roof-line, this detached family home provides light and airy accommodation complemented by generous west facing gardens.

Benefitting from gas fired radiator central heating and double glazing, the accommodation is offered with no onward chain and currently in brief comprises of; an entrance hall with stairs off to first floor and door to a spacious dual aspect sitting room, with fireplace and sliding glass doors opening to the conservatory. The kitchen/dining room is fitted with a more recent range of units providing plenty of drawer and cupboard space beneath preparation surfaces with built-in appliances. An under-stairs cupboard houses the gas fired boiler. A side hall is a useful area with doors to front and rear and to the cloakroom.

On the first floor is a landing with airing cupboard and access to the three bedrooms, served by the shower room and adjacent cloakroom.

Outside

To the front of the house are well-stocked gardens with side

access leading to the rear gardens.

The enclosed rear gardens are of a good size and mostly laid to lawn, with flower and shrub borders. There is a greenhouse, access to a single garage and adjoining the rear of the house, a large paved terrace ideal for outdoor entertaining whilst enjoying the favourable westerly aspect.

Location

Laurel Drive is ideally situated for the vast array of village amenities that Long Melford has to offer. The property is positioned in an attractive location on a corner plot overlooking an open green area and is within a stones throw of the local facilities. Long Melford boasts fine historic homes mixed with contemporary properties and the village is a sought after location in which to live and an exceptionally well-served location. The village offers schooling, doctors surgery, restaurants, a range of shops and two fine Elizabethan country houses. The neighbouring town of Sudbury also offers further amenities, a range of shopping outlets, recreation facilities and schooling. Sudbury also offers excellent rail links to London and neighbouring areas.

Directions

When entering Long Melford from the direction of Bury St Edmunds and the Street, turn left next to the Bull Inn and take the next right into Cordell Road. Follow the road and turn right into Laurel Drive, where the house will be found further on the left-hand side.

- Well-positioned detached house overlooking green
- Generous west facing enclosed gardens
- Sought after village location
- Stones throw from excellent local facilities
- Entrance hall
- Dual aspect sitting room
- Kitchen/dining room
- Side hall, cloakroom, conservatory
- Three bedrooms, shower room, cloakroom
- Garage, no onward chain

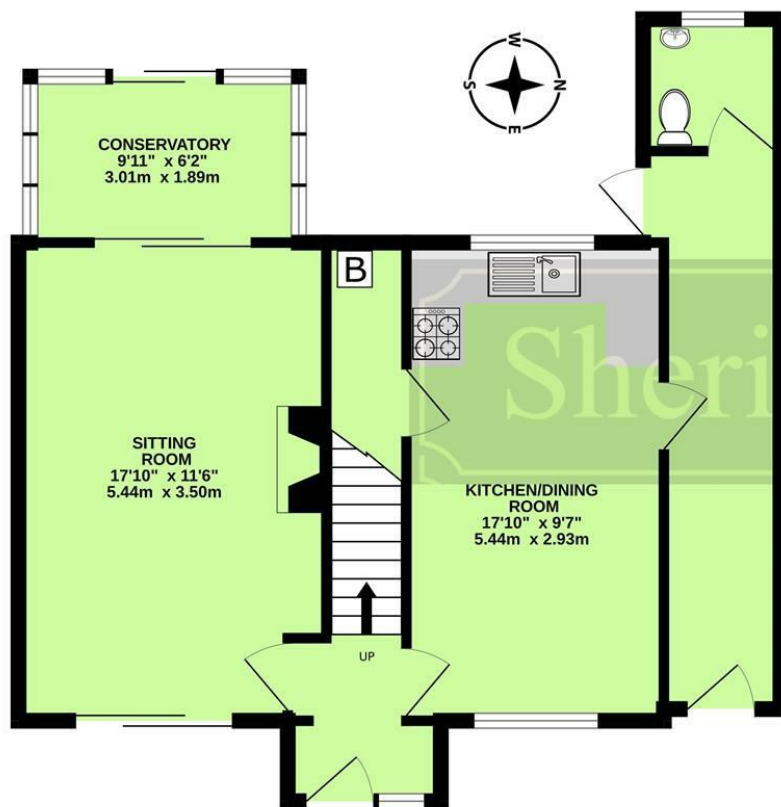
Services

All mains services are connected to the property. Gas fired radiator central heating. EPC rating D. Council Tax Band D.

No onward chain.

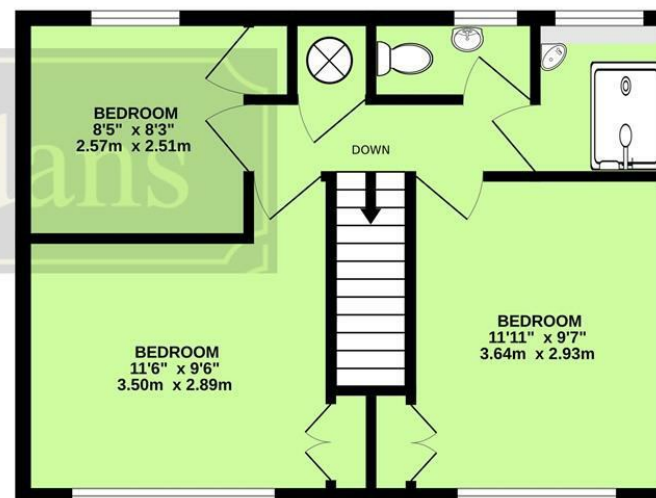


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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