



22 THE LIMES, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9SX

- 2 miles to Sudbury
- 12 miles to Bury St Edmunds
- 18 miles to Colchester
- 30 miles to Cambridge

Late 20th Century detached home • Large entrance hall • Cloakroom • Generous sitting room • Two further reception rooms • Garden room • Kitchen/Breakfast room • Utility room • Snug/Office • Two Bathrooms • Four Bedrooms • Gardens to front and rear • Double Garage and parking • EPC rating C

DESCRIPTION

Dating back to the 1980's and of traditional brick construction under a pitched and tiled roofline, 22 The Limes is a substantial detached house offering generous, well-proportioned accommodation and delivers fabulous scope and potential to create a delightful family home. The house stands pleasantly back from the road in a quiet cul-de-sac a stone's throw from the village centre and the excellent range of everyday amenities the village has to offer.

OUTSIDE

The property benefits from an attached double garage and pleasant front gardens, providing an inviting approach to the property. There is further driveway parking to the front for several cars. To the rear is where most of the gardens form, with nicely landscaped gardens, with a low demand for maintenance, raised pond and garden shed.

A SPACIOUS DETACHED FOUR BEDROOM DETACHED FAMILY HOME REQUIRING ELEMENTS OF UPDATING, PLEASANTLY SITUATED 'TUCKED AWAY' ON A QUIET CUL-DE-SAC IN THE CENTRE OF THE VILLAGE.



LOCATION

Located on the border of Suffolk and Essex, Long Melford was a prosperous medieval wool town in the Middle Ages, the wealth of which is reflected in the high status of the fine timber framed residential architecture, Melford Hall and Kentwell Hall. Set within a landscape immortalised by the artist Gainsborough, Long Melford has the most dramatic village green in the county, dominated by one of England's most spectacular medieval parish churches.

Long Melford has a thriving community enjoying local amenities including butcher, bakery, supermarket, post office, doctors' surgery, dentist, primary school, a number of tea rooms and craft shops, together with several historic village inns. The nearby market town of Sudbury offers a further range of schooling, shopping, recreational and cultural facilities together with a rail link via Marks Tey to London's Liverpool Street station.

ADDITIONAL INFORMATION

Tenure: Freehold

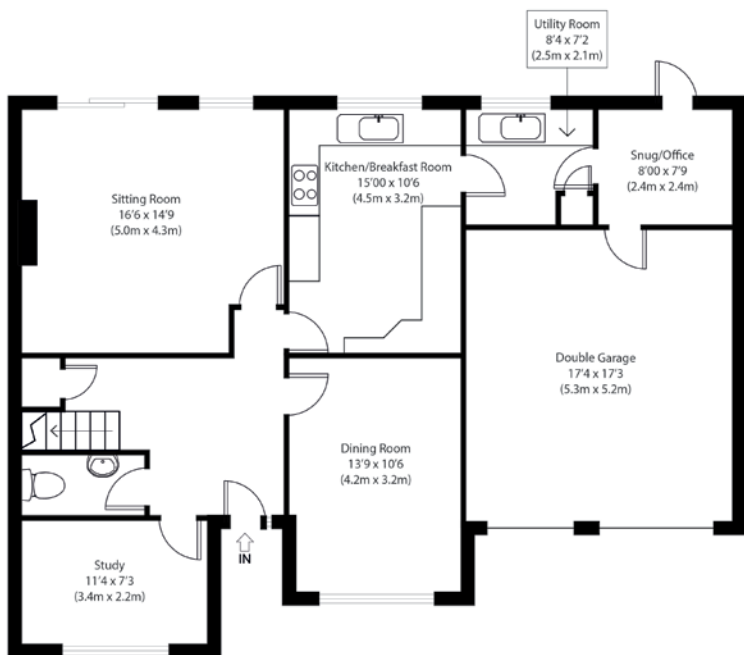
Services: Mains water, drainage, gas and electricity.
Gas central heating

Local Authority: Babergh Band E

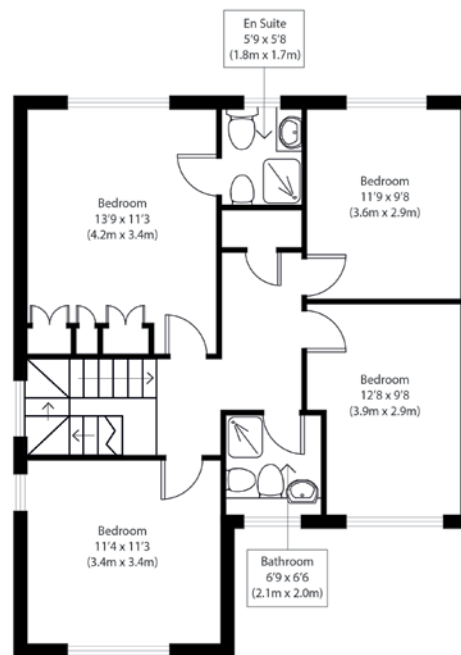
Viewings: By appointment with Carter Jonas. Tel: 01787 882881

What3Words: ///scenes.emblem.unite





Ground Floor



First Floor


 Approximate Gross Internal Area
 1850 sq ft (172 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

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