



STATION RISE

Long Melford, Suffolk

Carter Jonas

STATION RISE, WITHINDALE LANE, LONG MELFORD, SUFFOLK, CO10 9HS

- 2 miles Sudbury
- 4 miles Lavenham
- 10 miles Bury St Edmunds
- 16 miles Colchester

Entrance hall • Kitchen/breakfast room • Sitting room
Principal bedroom with ensuite shower room • Further
Double bedroom • Study/bedroom 3 • Utility • West
facing gardens • Single garage • Village location

DESCRIPTION

Entering the property into a spacious entrance hall with doors leading to the sitting room, a contemporary room with an abundance of natural light providing flexible living space and French doors opening to the gardens.

The fully fitted kitchen/breakfast room has ample counter space, wood shaker style cabinets, an integral double oven, fridge freezer, and a separate utility room/cloakroom with door to the garden.

The principal bedroom offers an ensuite shower room, with a further double bedroom and an ideal study/bedroom 3. There is also a family bathroom.

OUTSIDE

The unique feature of the property is the west facing gardens which are not overlooked by neighbouring properties and is around 0.33 of an acre, whilst being located within the popular village of Long Melford. Consisting mainly of laid lawn with established tree borders which creates a tranquil setting with space for a garden studio/home office. The front of the property offers parking for 2/3 cars plus a single integral garage.

A WONDERFULLY POSITIONED 3 BEDROOM BUNGALOW WITH FLEXIBLE ACCOMMODATION, SITUATED IN A DISCREET LOCATION PROVIDING 0.33 OF AN ACRE OF PEACEFUL GARDENS, ALL WITHIN WALKING DISTANCE TO THE LOCAL AMENITIES OF LONG MELFORD.



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: Main electricity, gas & water
Gas fired central heating

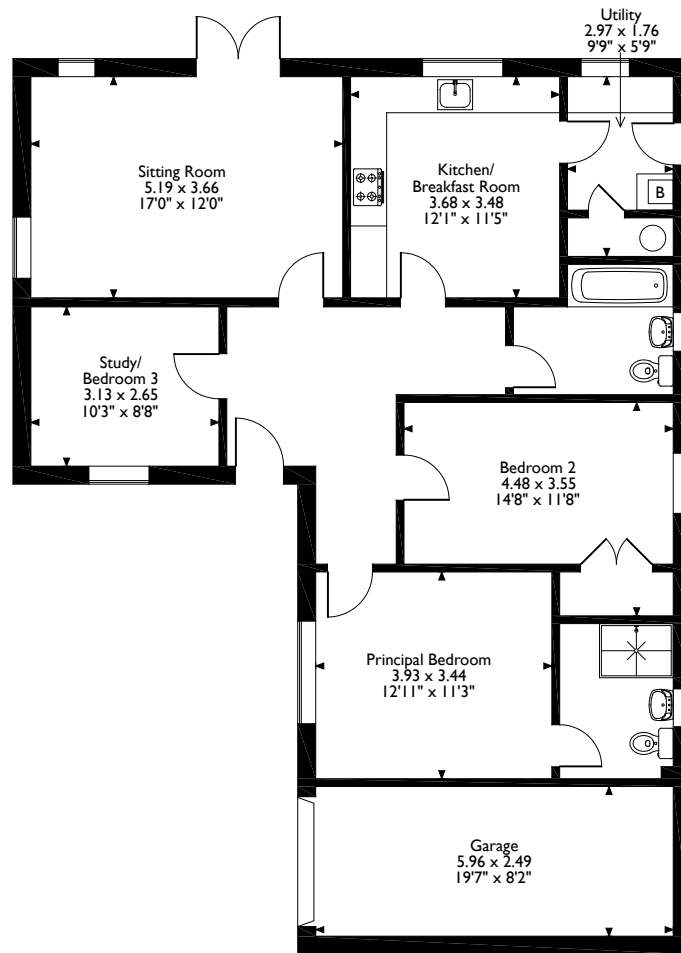
Local Authority: Babergh Mid Suffolk

Council Tax: Band E

Viewing: By appointment with Carter Jonas
T: 01787 882881



Station Rise, Long Melford, Suffolk
 Approximate Gross Internal Area
 Main House = 100 Sq M/1079 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 115 Sq M/1240 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



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