



2 PARK TERRACE
Long Melford, Suffolk

Carter Jonas

2 PARK TERRACE, LITTLE ST MARY'S, LONG MELFORD, SUFFOLK, CO10 9LG

- Sudbury 3 miles
- Bury St Edmunds 13 miles
- Colchester 19 miles

Sitting room • Kitchen/breakfast room • 2 double bedrooms • Family bathroom • West facing gardens

DESCRIPTION

2 Park Terrace is a charming Grade II listed flint pebbled house with red brick dressings which has been recently refurbished to an exceptionally high standard.

The entrance lobby allow access to a front sitting room, with oak flooring, sash windows and a fireplace, there is also a reading cove under the stairs with bench seating. Leading through to the shaker style kitchen/breakfast room which has an integrated cooker, space for appliances and with ample worktop space. This room opens out to the rear gardens and beautiful views of the Meadow beyond.

Upstairs offers a large principal double bedroom with build in storage, a further double bedroom to the rear of the property and a family bathroom.

OUTSIDE

To the front is a walled terraced garden and entrance. To the rear is the West facing gardens, which is predominately laid lawn, with a decking area to the rear, this garden is a sun trap and boasts the most spectacular views of the Long Melford Water meadows, often seen with cows under the Oak tree.

A CHARMING 2 BEDROOM HOUSE IN IMMACULATE CONDITION THROUGHOUT, SITUATED WITHIN THE POPULAR VILLAGE OF LONG MELFORD, WITH LOVELY WATER MEADOW VIEWS.



LOCATION

Long Melford has an excellent range of shops, award-winning restaurants, six pubs, three hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public.

The market town of Sudbury (3 miles) provides a rail link to London's Liverpool Street (approx. 80 minutes), alternatively there is a mainline service from Colchester (about 19 miles) with fastest trains taking 50 minutes. The historic market town of Bury St Edmunds lies 13 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage Gas & electricity
Gas fired Central Heating

Local Authority: Babergh District Council

Council Tax: Band B

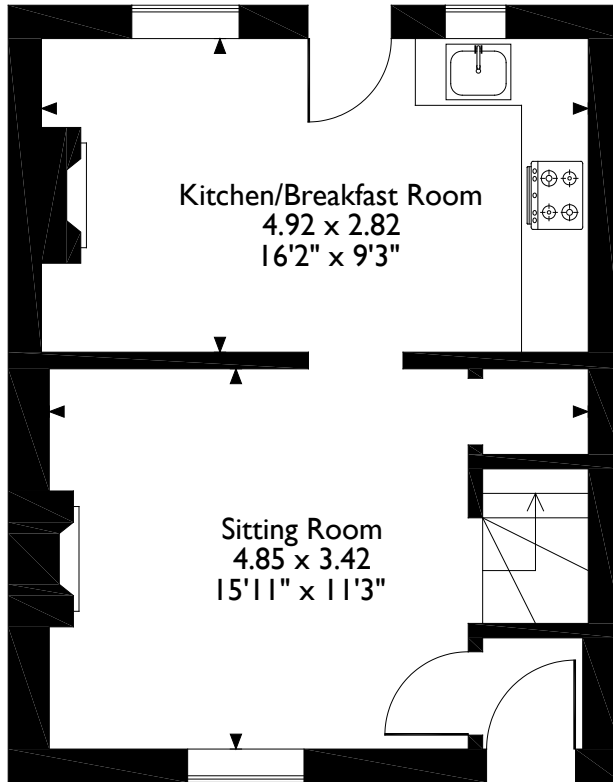
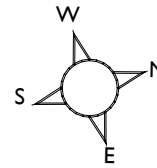
Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: ///kilts.essay.cargo

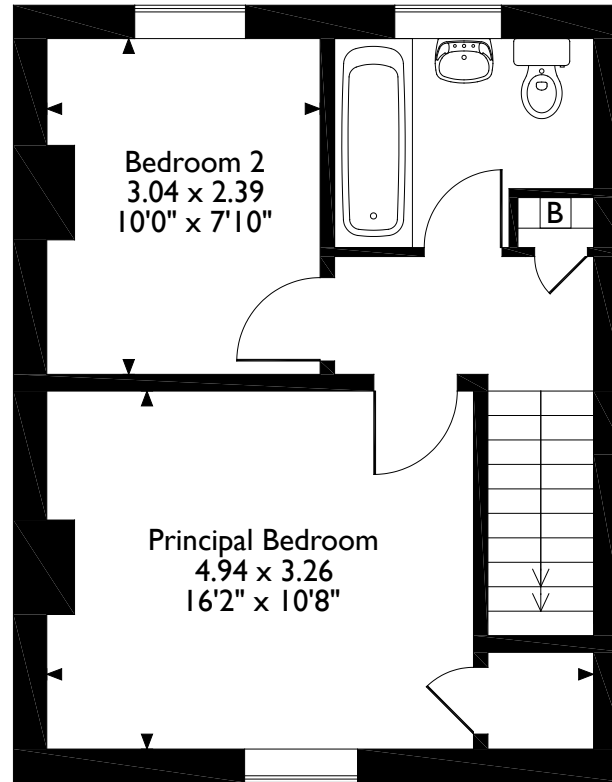


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Approximate Gross Internal Area 62 Sq M/668 Sq Ft



Ground Floor



First Floor

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		93
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

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