



18 LAUREL DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9ER,

- 2 miles to Sudbury (London Liverpool Street from 78 minutes)
- 4 miles to Lavenham
- 10 miles to Bury St Edmunds
- 16 miles to Colchester (London Liverpool Street from 48 minutes)

Modern Family Home • Village location • Entrance Hall • Utility/Shower Room • Spacious Living Room • Open Plan Kitchen Diner • 3 Bedrooms • Family Bathroom • Single Garage • Front and rear garden • Close to local primary schools and village amenities • End of Chain • EPC rating D

DESCRIPTION

A fantastic example of well-built modern home offering flexible accommodation, situated in one of the best regarded villages in Suffolk, within walking distance of all its amenities. The property which has been recently updated, provides an entrance lobby through into, a well-equipped shaker-style kitchen/dining room with fitted appliances, ample worktops and a large dining area with French double doors out to the charming West facing gardens. The dual-aspect sitting room is to the front and links well back to the dining space and is flooded with natural light. There is a useful utility room, with downstairs shower and cloakroom, with a door to the garden and through access via the garage. Upstairs via the easing rising staircase takes you to the principal bedroom offering a vast amount of storage, with a luxury shower/bathroom room, with a further two bedrooms both with ample storage.

OUTSIDE

OutsideValue

A NEWLY REFURBISHED 3 BEDROOM MODERN HOME, TUCKED AWAY IN A DISCREET LOCATION, WHILST STILL BEING WITHIN EASY WALKING DISTANCE OF ALL LONG MELFORD'S AMENITIES.



OUTSIDE

Offers a further important feature of the property, owed to its quiet and peaceful location, situated on a quiet cul-de-sac, whilst being within the heart of the village of Long Melford. There are well maintained front gardens, with ample parking to the front plus the up and over garage, which also provides access to the rear gardens with flagstone patio, well stocked flower and shrub borders.

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

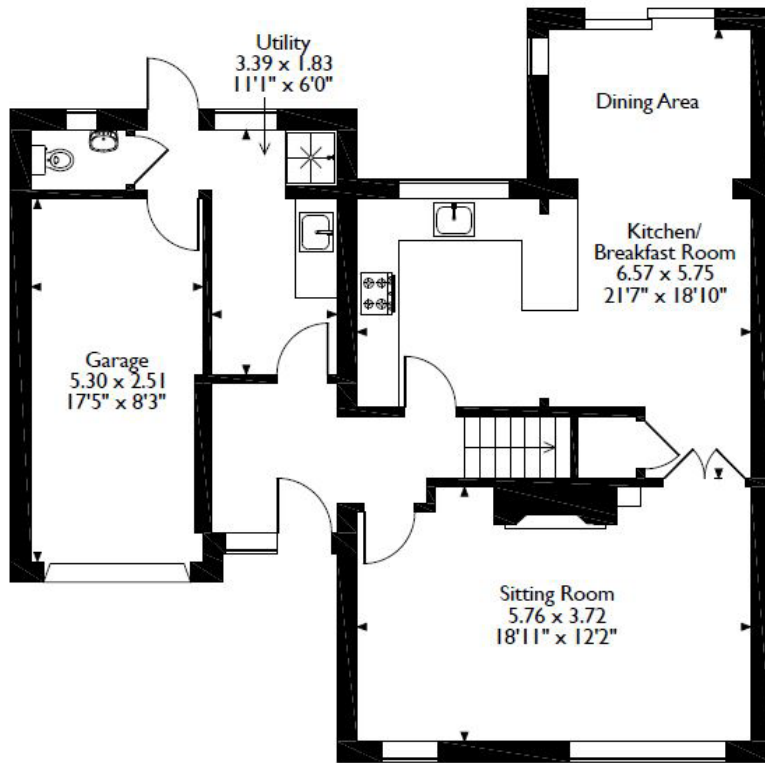
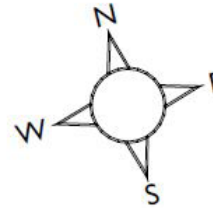
Local Authority: Babergh BAND C

Viewings: By appointment with Carter Jonas
Tel: 01787 882881

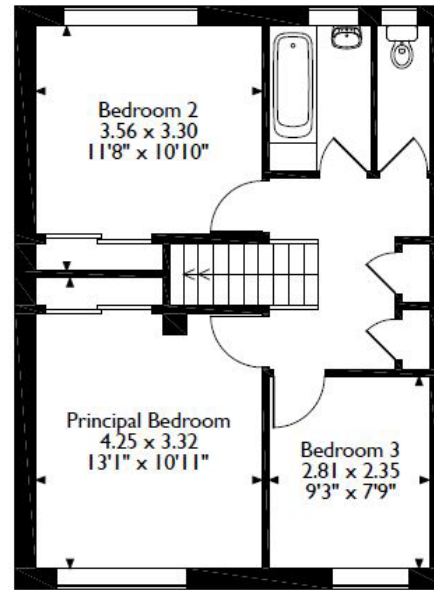
What3Words: ///ideals.peachy.flaking



18 Laurel Drive, Long Melford, Suffolk
 Approximate Gross Internal Area
 Main House = 113 Sq M/1216 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 127 Sq M/1367 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.



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