



Blunden Close, Long Melford, Sudbury CO10 9LL

welcome to

Blunden Close, Long Melford, Sudbury

Occupying a prominent position on the edge of a modern development within the sought after village of Long Melford & enjoying field views. This is a this well presented three bedroom semi detached home with stunning open plan living & further enhanced with landscaped garden, ample parking & garage.

Entrance Hall

Double glazed door to front aspect. LVT flooring, continuing through to kitchen. Stairs rising to first floor. Opening onto living space. Door leading to:-

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge & Dining Area

Double glazed french doors with side panels and double glazed windows to rear aspect. Understairs storage area. Two radiators.

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of wall and base units over areas of work surface. Sink and drainer with mixer tap set into work top. Integral double oven with inset gas hob and hood over. Integral dishwasher. Opening onto living space.

First Floor Landing

Airing cupboard. Storage cupboard. Doors leading to bedrooms two, three and the bathroom. Study area giving access to bedroom one. Radiator.

Bedroom Two

Double glazed window to rear aspect with rooftop and distant field views. Radiator.

Bedroom Three

Double glazed window to front aspect with field views. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath

with mixer tap and shower over. Extractor fan, radiator.

Study

Double glazed window to front aspect with field views. Stairs leading to bedroom one. Radiator.

Bedroom One

Double glazed window with views over the fields. Velux window to rear aspect. Built in storage. Two radiators.

Ensuite

Velux window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point, extractor fan, heated towel rail.

Front Garden

A large block paved driveway leads to the garage.

Rear Garden

The rear garden commences with a large covered patio with a fitted gazebo. The remainder is predominantly laid to lawn with shrubs and trees to borders. External power point, light and tap. Side gate access.

Garage

21' 9" x 9' 10" (6.63m x 3.00m)
Up and over door. Power and light connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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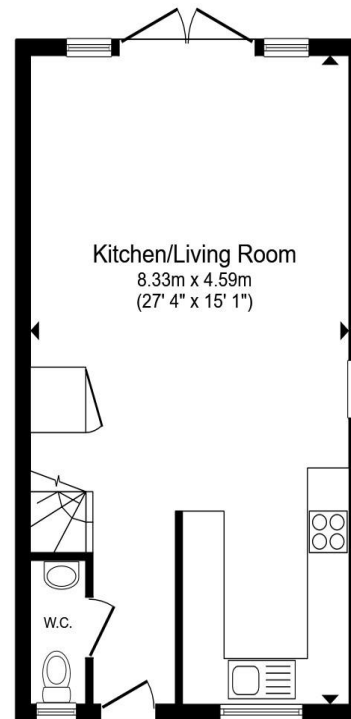
- Popular modern development
- Highly regarded village
- Field views
- Three bedrooms
- Ample parking with large drive way and garage

Tenure: Freehold EPC Rating: B

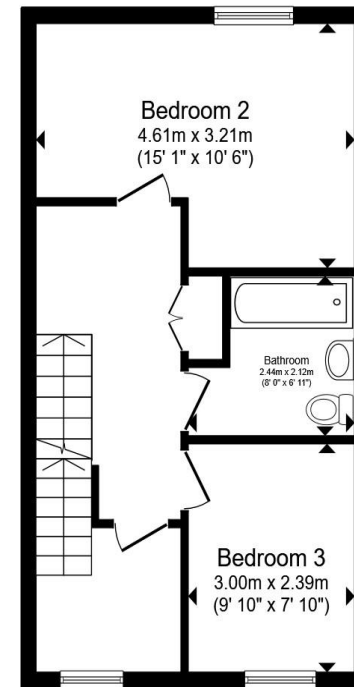
Council Tax Band: D

offers in excess of

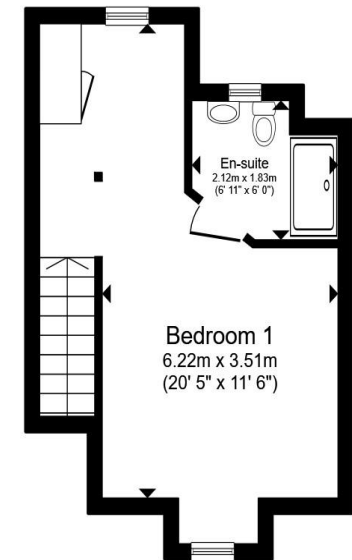
£325,000



Ground Floor



First Floor



Second Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111512 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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