

oakheart

£1,595 Per Month

Per Month

Rodbridge Hill, Long Melford

A handsome recently built, three-bedroom townhouse occupying a convenient position on an exclusive development of two homes in the historic village of Long Melford. Offering versatile accommodation throughout and situated within easy walking distance of Long Melford Primary School, various restaurants, public houses and shops the Village has to offer, this residence makes for the perfect family home.

With spacious, bright and airy accommodation set over three floors, Springvale offers state of the art technology including underfloor heating and a Mechanical Ventilation with Heat Recovery (MVHR) system offering continuous ventilation that extracts stale and moisture laden air replacing it with fresh air, in turn creating an economical and environmentally friendly property.

Entry is gained to the hallway, this bright space provides access to the under stair storage area and leads to the generously proportioned kitchen diner. This well appointed space offers a range of sleek grey units complimented by white work surfaces, eye level units, mixer tap, tiled splash backs and spot lighting. The kitchen further provides access to the rear garden via french-style doors. The sitting room at the front, enjoys a bay window offering views towards open fields.

On the first floor is the master bedroom with space for fitted wardrobes, amazing views over the Suffolk countryside and a modern ensuite shower room fitted with shower cubicle, low level WC and wash hand basin. A further double bedroom and contemporary family bathroom conclude the first floor accommodation.

On the second floor is a further double bedroom which offers stunning views to both the front and rear, and offers a generous storage space.

The South-West facing rear garden is mostly laid to lawn with a small patio area and provides access to the brick shed offering further storage space. To the front of the property is a driveway for several vehicles.

Please note photos were taken prior to current tenancy

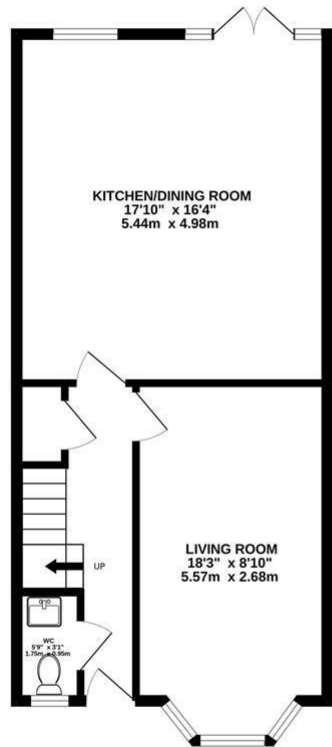




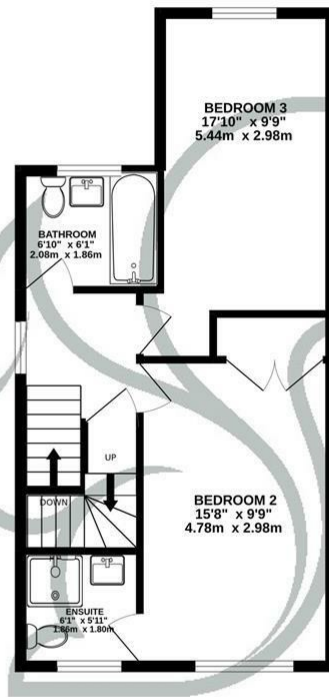




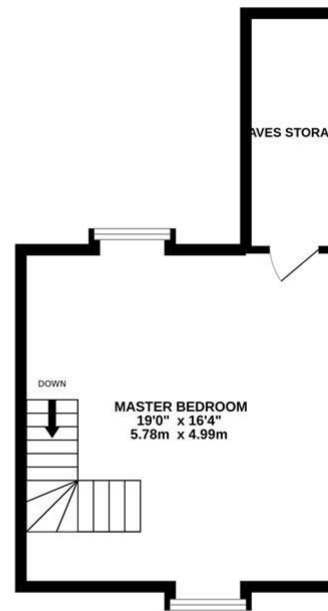
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



FIRST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



SECOND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Babergh

Tenure:

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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