

**oakheart**



£290,000

By Auction

Sampson Drive, Long Melford

Situated on a popular residential street in the highly sought-after village of Long Melford, this well-presented three bedroom semi-detached home offers comfortable and versatile accommodation, ideal for families, first-time buyers, or those looking to downsize.

The ground floor features a spacious living room, providing an inviting space for both relaxing and entertaining, with sliding doors opening onto an external seating area. The living room also benefits from a generous storage space, enhancing its practicality. To the front of the property is a well-appointed kitchen, fitted with a range of timber-effect base and wall-mounted units topped with white work surfaces, an inset sink and drainer unit with detachable

mixer tap, and space for appliances. A ground-floor WC adds everyday convenience, and the layout flows well for modern living.

To the first floor are three well-sized double bedrooms, including a generously proportioned principal bedroom benefitting from en-suite facilities comprising a shower cubicle, low-level WC and wash hand basin. The accommodation is further complemented by a family bathroom with a partially tiled finish, comprising a panelled bath, low-level WC and wash hand basin.

Externally, the property benefits from driveway parking and an adjoining garage, which is accessible from both the front driveway and the rear garden.

To the rear is a low-maintenance garden, commencing with a paved seating area ideal for outdoor dining, leading further to an area of shingle and lawn, creating a practical and enjoyable outdoor space.

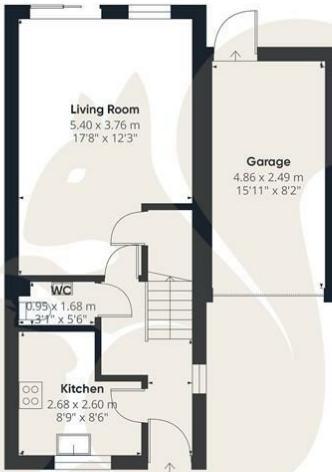
Call Oakheart today to arrange your viewing!



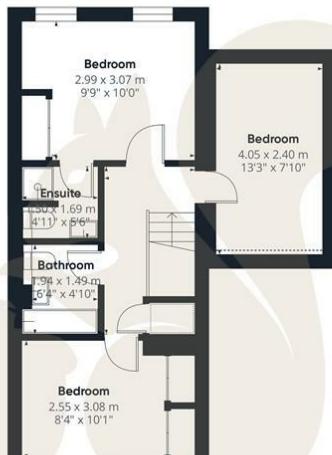








Ground Floor



Floor 1



Oakheart Sudbury  
01787 322 322  
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18 Market Hill, Sudbury, Suffolk, CO10 2EA

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Local Authority:

Tenure:  
Freehold

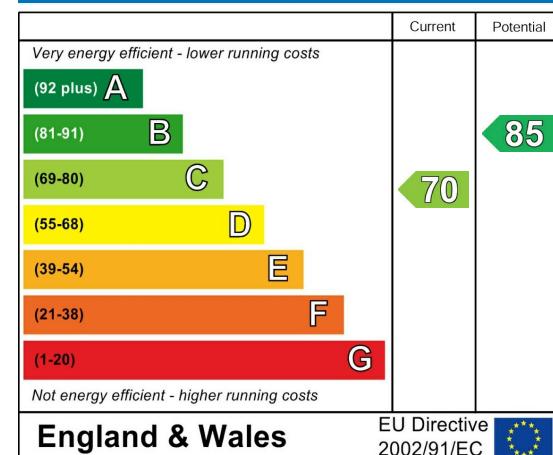
Council Tax Band:  
D

Approximate total area<sup>(1)</sup>

86.3 m<sup>2</sup>  
931 ft<sup>2</sup>

Reduced headroom  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

**Energy Efficiency Rating**



(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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