

oakheart



£425,000

Guide Price

Orchard Brook, Long Melford





A superb opportunity to acquire this beautiful presented three bedroom home. Situated on an executive development in the heart of historical Long Melford, this property briefly comprises three double bedrooms with en-suite to the master, family bathroom, cloakroom, lounge and kitchen/diner.

Built in 2017, Orchard Brook is a prestigious collection of just 46 homes located in the centre of the village. This property is within striking distance of Long Melford primary school, doctors surgery, Co-op, numerous restaurants, pubs and takeaway outlets, as well as the widely recognised Tudor stately home, Kentwell Hall.

Entry to this residence is gained to the hallway. To the immediate left is the cloakroom comprising low level WC and washbasin. To the right is the well proportioned living room, light and airy thanks to the large window overlooking front aspect and french-style doors leading out to the garden. Neighbouring the lounge is the kitchen/diner, contemporary in style, the kitchen is fitted with an array of cream units complimented by wooden countertops as well as an integral fridge/freezer, dish washer, oven, eye level microwave and gas hob. The kitchen also provides access to the garden via french-style doors. To the first floor are three double bedrooms, of which the master benefits from en-suite facilities that comprise of; A double

width shower, WC and vanity unit. Bedroom three makes use of integrated wardrobe space. The family bathroom is neutrally finished with partial stone effect tiling, bathtub, WC and wash basin.

Externally the property enjoys an enclosed rear garden complete with free standing shed. It is mostly laid to lawn with a patio area and neatly shaped flower bed, perfect for enjoying summer BBQ's. The rear garden also allows gated access to the rear, furthering to the two off road parking spaces available to the property.

Call Oakheart today to arrange a viewing.









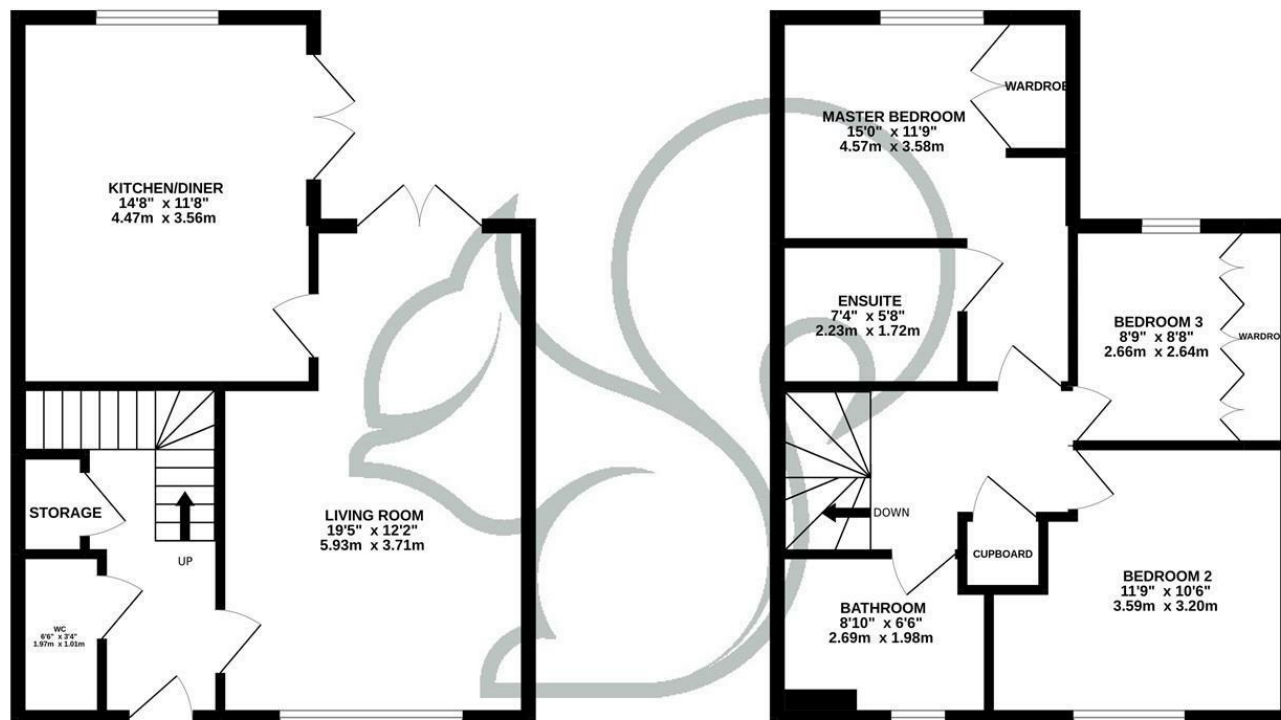






GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 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:

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>89</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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