

oakheart



£475,000

Offers In The Region Of  
Southgate Gardens, Long Melford



A beautifully presented four-bedroom detached family home, situated in the highly sought-after village of Long Melford. Offering a fantastic layout with generously proportioned living spaces, this impressive property is perfectly designed for modern family living.

The accommodation opens with a welcoming entrance hall, complete with a convenient downstairs W.C., leading to a well-balanced ground floor layout. The expansive rear-facing living room spans the entire width of the home, enjoying an abundance of natural light, featuring an open fireplace providing a comfortable space for everyday relaxing and family time. To the front, the thoughtfully designed open-plan kitchen and dining area features a range of

shaker-style base and wall mounted units topped with timber work surfaces with a central island, space for appliances and a butler-style sink with a chrome mixer tap.

Upstairs, the first-floor landing hosts a useful built-in storage cupboard and leads to four well-proportioned bedrooms. The two larger double bedrooms offer comfortable, spacious accommodation, while the two additional bedrooms provide fantastic versatility for a growing family or a home office setup. All four rooms are served by a centrally located family bathroom.

Externally, the property features a paved driveway allowing off-street parking

for several vehicles, alongside a substantial detached double garage for additional parking or storage. To the rear is a well-sized garden, predominantly laid to lawn, offering an excellent blank canvas ideal for families, outdoor dining, and enjoying the sun.

Positioned within easy reach of local amenities, well-regarded schools, and transport links, this superb home combines modern living with a desirable village setting. Early viewing is highly recommended to fully appreciate the space and location on offer.

Call Oakheart today to arrange your viewing!



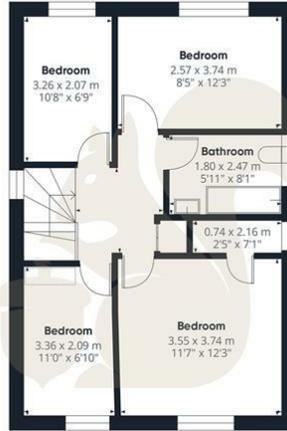




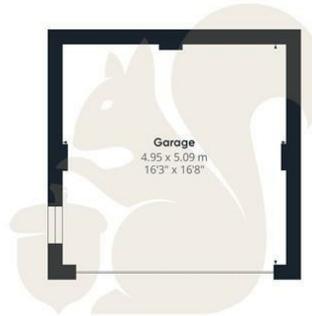




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>01</sup>  
124.7 m<sup>2</sup>  
1341 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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