

oakheart



£400,000

Price Guide

Sampson Drive, Long Melford



\*£400,000 - £425,000\* A delightful three double bedroom detached bungalow located within a quiet and well regarded residential street in the widely sought after Suffolk village of Long Melford. Offered to market with NO ONWARD CHAIN this bungalow features three reception rooms, off street parking and a garage.

Upon approach this bungalow is located behind a neatly maintained frontage laid to lawn with a concrete driveway to the side of the property leading to the detached garage. Entry is gained to a bright and welcoming entrance hall. The kitchen/ breakfast room is located to the rear of the property. Featuring a traditional finish, the kitchen

comprises of a range of white floor and wall mounted units topped with stone effect work surfaces, an integral eye level oven, four ring gas hob, inset stainless steel sink and drainer unit and door allowing access to the rear garden. Neighbouring the kitchen is the dining room featuring dual aspect windows allowing good amounts of natural light flow. The lounge is located to the rear of the property and leads to the sun room enjoying panoramic views over the garden. All three bedrooms allow ample space to accommodate double beds. The principal bedroom features bespoke integrated wardrobe space and ensuite facilities comprising of a shower cubicle, low level WC and wash hand basin. Concluding the internal accommodation is the

bathroom, offering a partially tiled finish comprising of a panel bath with shower attachment over the tub, a low level WC and wash hand basin.

The garden begins with a paved seating area, providing an ideal spot for outdoor dining or relaxation. This leads onto a neatly maintained lawn, offering a versatile space for recreation or gardening. Towards the rear, a dedicated bedded area adds charm and greenery, while a pathway guides you to a timber shed, providing convenient and dry external storage. Enclosed by fencing and mature planting, the garden enjoys a sense of privacy and tranquility.











**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**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>                                   |   |           |
| (55-68) <b>D</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.