

oakheart



£325,000

By Auction

Laurel Drive, Long Melford



Offered for immediate sale, and situated just a short stroll from the village centre, this light and versatile three-bedroom home offers a perfect blend of modern convenience. Offering No Onward Chain, this is not one to be missed.

The ground floor features a welcoming lounge with a stylish log-effect gas fire. A contemporary fitted kitchen/diner, as well as access internally to the

double-length garage.

Upstairs, you are greeted by three generous bedrooms, with the master boasting a generous walk-in wardrobe, while the family bathroom offers both a bath and an attached shower. The property benefits from cavity-insulated brick walls, full uPVC double glazing, and gas-fired central heating.

Externally, the home offers a private driveway, an integrated garage, and easy access to the village via a nearby footpath.

Long Melford is a highly sought-after village, renowned for its historic charm, boutique shopping, excellent dining options, and vibrant community. With a selection of fine hotels, traditional Suffolk inns, and a variety of independent retailers, it's the perfect place to call home.



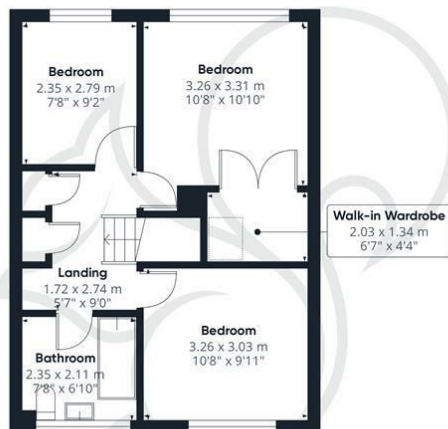








Ground Floor



Floor 1

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Approximate total area^m
109.28 m²
1176.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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