

oakheart



£550,000

Offers In The Region Of
Rodbridge Hill, Long Melford

A substantial and extensively improved four/five bedroom family home located within Long Melford, one of Suffolk's most desirable village locations. Offering versatile internal accommodation space, a detached two storey annex and an extensive rear garden, this home is not to be missed.

Upon approach this home sits behind a neatly block paved driveway allowing off street parking for several vehicles. Entry is gained to an attractive oak timber fronted vestibule allowing convenient storage for coats and shoes. This space further to the hallway with stairs rising to the first floor. The kitchen enjoys a contemporary finish fit

with a range of sleek blue floor and wall mounted units topped with stone effect work surfaces, dual integral eye level oven, five ring gas hob and composite Franke sink and drainer unit with stainless steel mixer tap. Neighbouring the kitchen is a separate utility area allowing space for appliances. The dining area offers versatile space featuring an electric stove with bespoke cabinetry and shelving built within the alcoves. The dining area opens to the living room finished with timber wall panelling and french doors opening to the sun room. The principal bedroom is located on the ground floor featuring a bay fronted window allowing generous natural light flow. Upstairs are a further four bedrooms, all of which allow ample space to

accommodate double beds. The shower room is generous in size offering a partially tiled finish fit with a shower cubicle, low level WC and vanity unit.

The annex features a substantial living space that leads to a modern kitchen with double doors opening to the garden. Concluding the ground floor is a WC. Upstairs the annex features a large double bedroom complete with Juliette balcony and ensuite facilities.

The garden is substantial in size, mostly laid to lawn with various seating areas and an enclosed hot tub area. To the rear to the garden is a workshop complete with power and lighting.











Ground Floor Building 1



Floor 1 Building 1

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Approximate total area[®]

145.38 m²
1564.86 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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