



68 Braithwaite Road,  
Long Melford, Suffolk

DAVID  
BURR



# 68 BRAITHWAITE ROAD, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9FS

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

An outstanding detached modern home situated towards the rear of a highly regarded and much sought after development within close walking distance of the amenities of one of East Anglia's most picturesque and well-served villages. The property has been significantly improved and extended during the current owners' tenure, such that it now provides spacious and light accommodation over two levels, very well suited to modern living. Of particular note is an outstanding open-plan kitchen/dining/living room which has been created with the addition of a substantial extension, rendering the property the largest of its type on the development. Also on the ground floor is a sitting room, a study/playroom, cloakroom and utility. Upstairs are four bedrooms (master with en-suite) and a family bathroom. To the front of the property is a private driveway which provides plenty of off-road parking which leads onto a double garage with a cinema room above. The property's rear garden has been attractively landscaped with a large paved terrace and an outdoor kitchen. **NO ONWARD CHAIN.**

## **An impressive Georgian-style contemporary home which has been significantly upgraded and extended on a highly regarded development close to village amenities**

Front door leading to:-

**ENTRANCE HALL:** With an attractive patterned tiled flooring, solid oak staircase rising to first floor with useful storage cupboard off. Solid oak bannisters and handrail and doors leading to:-

**SITTING ROOM:** A well-proportioned dual-aspect room with plenty of space for seating and double-hung double-glazed sash window. Central fireplace with wood mantle situated on a brick tiled hearth with brick surround and inset woodburning stove.

**STUDY/PLAYROOM:** Currently utilised as a playroom but would equally make an excellent space to work from home if required.

**KITCHEN/DINING/LIVING ROOM:** An outstanding open-plan room bathed in natural light with a wall of glass with sliding and bi-folding doors opening onto a paved terrace and with attractive views over the garden. There is plenty of space for seating arranged around a brick feature wall with electric faux-wood fireplace and a range of ceiling mounted recessed Sonos speakers. Plenty of room for a large dining table and chairs. High specification kitchen

with a contrasting range of base and wall level units with polished quartz work surfaces incorporating a one and a half sink with mixer tap above and drainer to side and a four-ring Neff induction hob with down-draft extraction. A range of integrated appliances include double refrigerators and freezers, two Neff electric combination ovens, Neff coffee machine and Neff microwave. Extensive storage including a large pantry cupboard, pan drawers and an integrated Lamona dishwasher. Large atrium-style skylight allowing plenty of natural light and a door leading into:

**UTILITY:** With space and plumbing for a washing machine and space for a tumbler dryer and a further range of base and wall level units with quartz work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space for coats and shoes and door leading onto a side access.

**CLOAKROOM:** With tiled flooring, WC and wash hand basin with tiled splashback.

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## First Floor

**LANDING:** With access to loft storage space, useful airing cupboard off and doors leading to:-

**BEDROOM 1:** A well-proportioned double bedroom with a dual aspect and a double hung double-glazed sash window with a lovely view over the greensward to the front and onto neighbouring countryside. Range of fitted storage with mirror-fronted sliding doors, inset shelving and hanging rails. Door leading to:-

**EN-SUITE:** With tiled flooring, partially tiled walls and finished to a high standard with a double-width shower with rainfall-style shower head, additional attachment below and recessed shelving. WC, vanity suite and a heated towel rail.

**BEDROOM 2:** A further double bedroom with a beautiful view across the rear garden and onto neighbouring countryside and with double doors opening onto a substantial fitted wardrobe.

**BEDROOM 3:** A further double bedroom with an outlook over the greensward to the front and with a large fitted double wardrobe.

**BEDROOM 4:** A further double bedroom to the rear of the property with an outlook across the garden and onto neighbouring countryside and with a double fitted wardrobe.

**FAMILY BATHROOM:** Containing a contemporary double-ended slipper bath with mixer tap over. Separate tiled shower cubicle with rainfall-style showerhead and additional attachment below. Roca WC and wash hand basin with mirror with fitted lighted and shaver point over and a double-height chrome heated towel rail.

## Outside

To the front of the property is a private resin-sealed driveway which provides **OFF-ROAD PARKING** and has the further benefit of an electric vehicle charging point. A stoned paved pathway leads to the front door and is enclosed by a front garden with maturing hornbeam hedging.

**DOUBLE GARAGE:** With twin up-and-over doors, power and light connected and providing plenty of space for sheltered parking. The garage has been extended to the rear to include an area suitable as a home gym and with an internal staircase leading to:-

**CINEMA ROOM:** An excellent entertaining space currently used as a cinema room but which offers the potential to be utilised in a variety of different ways. With electric heating, range of skylights and a tall window with an outlook across neighbouring fields.

Adjacent to the property itself is a generous paved terrace providing an attractive area of seating, ideal for dining alfresco, which stands adjacent to an outstanding:

**OUTDOOR KITCHEN:** A superb bespoke outdoor kitchen consisting of solid oak and cedar cladding, providing a sheltered area ideal for entertaining and with a range of base level units with solid wood work surfaces incorporating a ceramic butler sink with mixer tap over. Space for a refrigerator, plenty of storage and with a BBQ area. Range of seating and lighting connected.

An area of lawn is enclosed by raised beds and a further decked terrace positioned to make the most of the evening sun.

### Agent's notes:

A maintenance charge exists in the amount of £140 per annum. Five years remain on an NHBC Build Guarantee Certificate.

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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating by radiators on the first floor and underfloor heating throughout the ground floor. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** F

**TENURE:** Freehold

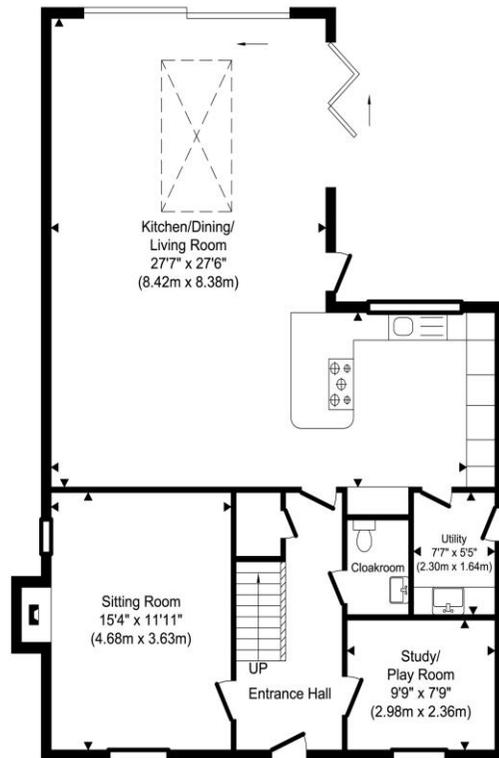
**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** lorry.supported.loops

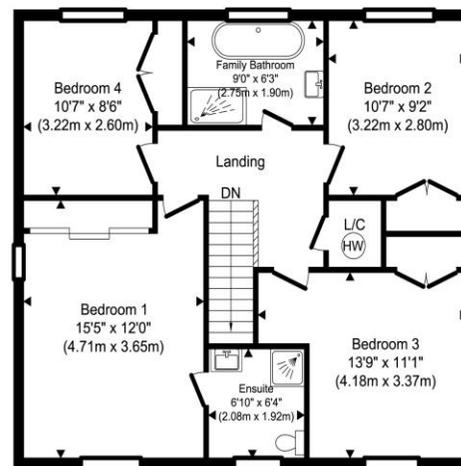
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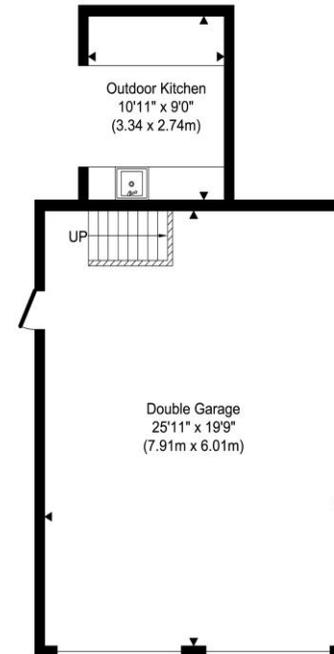
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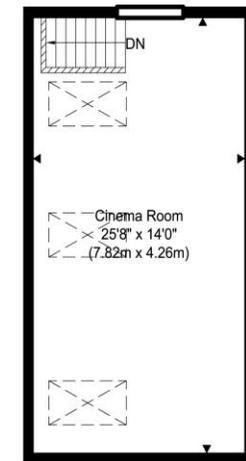
Ground Floor  
Approximate Floor Area  
1084.89 sq. ft.  
(100.79 sq. m)



First Floor  
Approximate Floor Area  
765.85 sq. ft.  
(71.15 sq. m)



Outbuildings  
Approximate Floor Area  
978.65 sq. ft.  
(90.92 sq. m)



TOTAL APPROX. FLOOR AREA 2829.40 SQ.FT. (262.86 SQ.M.)

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