



DAVID  
BURR

9 Sampson Drive,  
Long Melford, Suffolk





# 9 SAMPSON DRIVE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9TF

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).

A well-presented semi-detached house situated on a highly regarded cul-de-sac in a well-served and picturesque Suffolk village. The property contains accommodation over two levels and includes a sitting room, kitchen/dining room and a garden room with three bedrooms on the first floor (bedroom 3 currently utilised as a dressing room to the master) and a family bathroom. There is the additional benefit of a private enclosed landscaped rear garden, garage and plenty of off-road parking.

## An attractive two/three-bedroom semi-detached house with landscaped garden, garage and parking.

Front door leading to:-

**ENTRANCE HALL:** With fitted barrier matting, staircase rising to first floor and doors leading to:-

**SITTING ROOM:** With plenty of space for seating and useful understairs storage cupboard off. The seller intends to leave a high-quality Panasonic 60-inch smart TV as part of the sale. uPVC double doors with glass panels overlook the garden and provide plenty of natural light and access onto a decked terrace.

**KITCHEN/DINING ROOM:** Attractively finished with a slate tiled floor, plenty of space for a breakfast table and chairs and with a matching range of base and wall level shaker style units with solid wood worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Integrated dishwasher and space for a free-standing cooker with aluminium splashback and extractor over and space and plumbing for a washing machine. Integrated refrigerator with freezer compartment. Extensive storage throughout, window to the front and a further uPVC door opening into the:-

**GARDEN ROOM:** Added by the current owners around 2003 and providing a versatile area with a continuation of slate tiled flooring and with plenty of room for a dining table and chairs and double doors opening onto the garden.

### First Floor

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

**BEDROOM 1:** A double bedroom with a window overlooking the rear garden and an opening leading to:-

**DRESSING ROOM/BEDROOM 3:** Cleverly designed and with a further door opening back onto the landing, this room could easily be converted back into a third bedroom if required but currently serves nicely as a dressing area.

**BEDROOM 2:** A further double bedroom with an outlook to the front.

**BATHROOM:** Containing a bath with mixer tap and shower over, WC, pedestal wash hand basin and a chrome heated towel rail.



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## Outside

To the side of the property is a private driveway which provides plenty of **OFF-ROAD PARKING** and leads onto a:-

**GARAGE:** Particularly useful with enough space to park a vehicle and with power and light connected and a personnel door opening into the garden.

The rear garden has been beautifully landscaped with an elevated, recently renewed decked terrace adjacent to the garden room and a stone paved terrace enclosed by mature hedging to ensure a high degree of privacy. A neatly kept expanse of lawn is encased by oak sleepers with well kept and well stocked flowerbeds.

To the rear of the garage is a useful **TIMBER STORAGE SHED/WORKSHOP** with power and light connected and a further lean-to area of storage.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band TBC – 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:** C.

**TENURE:** Freehold.

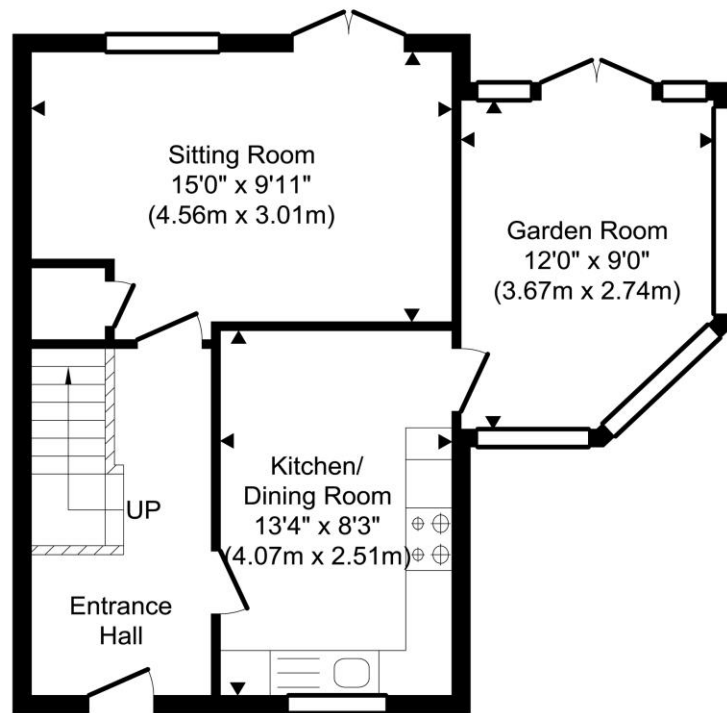
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** hushed.gullible.snapping

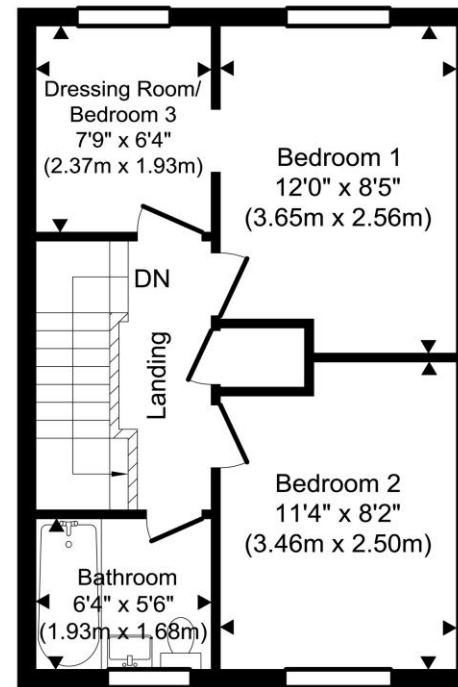
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

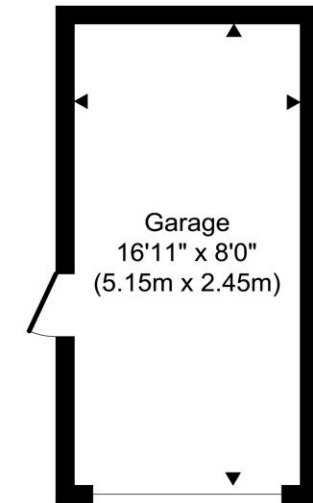
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Ground Floor  
Approximate Floor Area  
456.17 sq. ft.  
(42.38 sq. m)



First Floor  
Approximate Floor Area  
352.41 sq. ft.  
(32.74 sq. m)



Outside  
Approximate Floor Area  
135.73 sq. ft.  
(12.61 sq. m)

TOTAL APPROX. FLOOR AREA 944.31 SQ.FT. (87.73 SQ.M.)

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