



**11 Park Terrace, Little St Marys,  
Lond Melford, Suffolk**

**DAVID  
BURR**



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 charming Grade II listed brick and flint cottage situated in a highly desirable terrace of cottages within short walking distance of the amenities of one of East Anglia's most highly regarded villages. The property has been utilised as a holiday let by the current owner and therefore would be suitable for buyers looking for an investment as a means to generate income but equally would serve well as a full-time residence. The property contains accommodation over two levels which includes a sitting room, kitchen/dining room with utility area off, two double bedrooms and a first-floor bathroom. There is the further benefit of a beautiful west facing rear garden with outstanding open views over open paddocks behind. **NO ONWARD CHAIN.**

## A charming brick and flint two-bedroom cottage with beautiful west facing views.

Front door leading to:-

**ENTRANCE VESTIBULE:** With tongue-and-groove panelled walls, space for coats and shoes, fitted barrier matting and a thumb latch door leading to:-

**SITTING ROOM:** A well-proportioned reception room with a secondary glazed window overlooking the front garden, plenty of space for seating and a central feature fireplace with a Victorian cast-iron surround and a brick hearth. Staircase rising to first floor and an opening leading to:-

**KITCHEN/DINING ROOM:** Well-finished with a matching range of base and wall level units with solid wooden worksurfaces incorporating a Rangemaster butler sink with a mixer tap above and a four-ring Hotpoint gas hob. Integrated Hotpoint electric combination oven, space for a free-standing refrigerator/freezer and a recessed area of storage beneath the stairs with space and plumbing for a washing machine. Window overlooking the rear garden, stable door opening to outside and boiler cupboard off.

### First Floor

**LANDING:** With access to loft storage space and thumb latch doors leading to:-

**BEDROOM 1:** A well-proportioned double room with a window overlooking the pretty street scene below, fitted wardrobe with inset shelving and hanging rail and further storage cupboard over the stairs.

**BEDROOM 2:** A further double bedroom with an outstanding view across the rear garden and onto open paddocks behind and also with a fitted double wardrobe.

**BATHROOM:** Containing P-shaped bath with shower with rainfall style showerhead and additional attachment below, WC and a pedestal wash hand basin. Tongue-and-groove panelled walls, tiled flooring and secondary glazed window.

## Outside

To the front of the property is a private enclosed front garden enclosed by a low-level wall with a wrought-iron gate leading to the front door. To the rear, is a terrace enclosed by a low-level brick wall which opens into a lawn with well-stocked, established flowerbeds and a paved terrace at the end of the garden with a beautiful west facing open view over neighbouring paddocks.

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

## AGENT'S NOTES

Potential purchasers should be aware that a right-of-way exists across the rear garden for the benefit of neighbouring properties.

The property is Grade II listed and thought to date back to the early 19<sup>th</sup> Century.

**EPC RATING:** Exempt – Listed.

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

**COUNCIL TAX BAND:** TBC

**TENURE:** Freehold

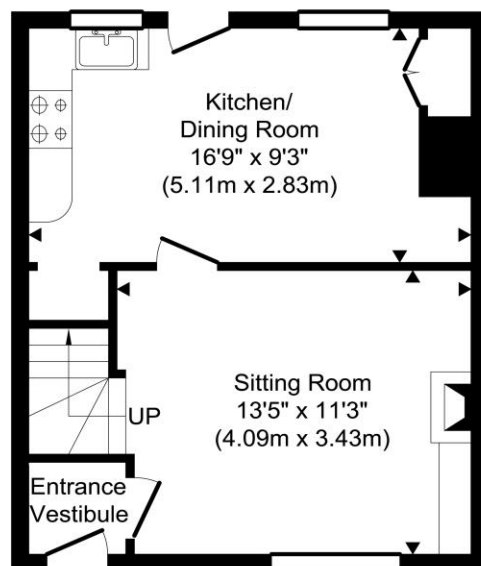
**CONSTRUCTION TYPE:** Brick and flint

**WHAT3WORDS:** rails.dilute.tadpoles

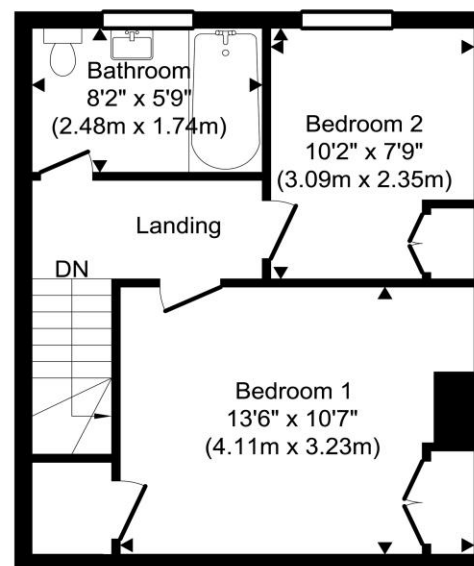
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

# 11 PARK TERRACE, LITTLE ST MARYS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LG



Ground Floor  
Approximate Floor Area  
349.71 sq. ft.  
(32.49 sq. m)



First Floor  
Approximate Floor Area  
349.71 sq. ft.  
(32.49 sq. m)

TOTAL APPROX. FLOOR AREA 699.43 SQ.FT. (64.98 SQ.M.)  
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