



**8 Sampson Drive,  
Long Melford, Suffolk**

**DAVID  
BURR**



# 8 SAMPSON DRIVE, LONG MELFORD, 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 four-bedroom detached house situated on a popular development within close walking distance of amenities in one of East Anglia's most highly regarded villages. The property contains versatile accommodation over two levels which includes a sitting room, separate dining room and a ground floor study, together with a well-proportioned kitchen/breakfast room and a ground-floor cloakroom. Upstairs are four bedrooms (master and en-suite) and a family bathroom. Outside is a private driveway providing plenty of off-road parking which in turns leads onto a double garage, as well as a private enclosed rear garden.

## A four-bedroom, two-bathroom detached house within close walking distance of village amenities.

Front door leading to:-

**ENTRANCE HALL:** With fitted coir matting, staircase rising to first floor with useful understairs cupboard off and doors leading to:-

**SITTING ROOM:** A well-proportioned and particularly bright room with floor-to-ceiling glass sliding doors overlooking the property's rear garden and with a central fireplace with the potential to install a gas stove.

**DINING ROOM:** With plenty of room for a table and chairs and large window allowing for plenty of natural light with a view over the front garden.

**KITCHEN/BREAKFAST ROOM:** With plenty of space for a breakfast table and chairs and a matching range of base and wall level shaker-style units with wood-effect work surfaces incorporating a 1½ sink with mixer tap above and drainer to side. Space for a range cooker with Rangemaster extractor above and tiled splashback. Space for a refrigerator, integrated washing machine and plenty of storage throughout. Glass sliding door opening onto terracing and overlooking the garden and a further door connecting with the dining room.

**STUDY:** An ideal space to work from home.

**CLOAKROOM:** Containing a WC and pedestal wash hand basin.

### First Floor

**LANDING:** With access to loft storage space and a useful airing cupboard with fitted shelving off. Doors leading to:-

**BEDROOM ONE:** A well-proportioned principal suite with twin sets of double wardrobes and a door leading into:-

**EN-SUITE:** Containing a walk-in shower with glass screen, WC, pedestal wash hand basin and a chrome heated towel rail.

**BEDROOM TWO:** A further well-proportioned double bedroom with an outlook over the rear garden.

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

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**BEDROOM FOUR:** A versatile room currently utilised for storage but which would equally serve as an ideal guest bedroom.

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

## Outside

A private driveway provides **OFF-ROAD PARKING** for two vehicles and in turn leads onto a:-

**DOUBLE GARAGE:** A particularly useful garage providing plenty of room for sheltered parking with twin up and over doors, power and light connected and a personnel door to side.

The property's rear garden is private and enclosed with an area of lawn and stone paving adjacent to the property providing an elevated area of seating.

**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 D – 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:** chips.patrolled.stability

**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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FLOORPLAN TO BE APPENDED

