



DAVID
BURR

11 The Malt House,
Long Melford, Sudbury, Suffolk

11 THE MALT HOUSE, LONG MELFORD, SUDBURY, SUFFOLK CO10 9TP

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 one-bedroom apartment which has just undergone a thorough refurbishment to provide contemporary accommodation in a highly-regarded development. The property contains an entrance hall with useful storage cupboard off, a double bedroom, shower room, open plan sitting/dining room with south-facing balcony and a kitchen. There is the additional benefit of off-street parking and a storage cage.

A beautifully presented one-bedroom apartment in a highly regarded Suffolk village

Entrance door leading to:-

ENTRANCE HALL: With herringbone wood effect flooring which continues throughout, attractive wood cladding with ambient lighting and with an airing cupboard off. Doors leading to:-

SITTING/DINING ROOM: A well-proportioned room with uPVC double doors opening onto a south-facing **balcony**, space and seating and a dining table and chairs. Opening leading to:-

KITCHEN: Containing a matching range of base and wall level units with quartz-effect worksurfaces incorporating a sink with mixer tap over and drainer to side and a Zanussi four-ring hob with tiled splashback and extractor fan over. Integrated NEFF electric oven and integrated washing machine, fridge freezer and a recessed alcove providing useful storage and space.

BEDROOM: With a continuation of herringbone wood-effect flooring and a south-facing outlook

SHOWER ROOM: Containing a shower cubicle with glass screen door, W.C., vanity suite and storage unit.

Outside

The property is approached through an archway beneath the neighbouring block, The Barley House, expanding into an extensive area of **OFF-ROAD PARKING**.

Automatic doors lead to an attractive communal foyer with secure doors leading into an inner hall and further access onto a useful secure, private storage cage.

SERVICES: Main water and drainage. Main electricity connected. Electric heating (**new water system installed**). **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request. **Smart-controlled thermostats installed.**

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

WHAT3WORDS: players.seagulls.cheaply

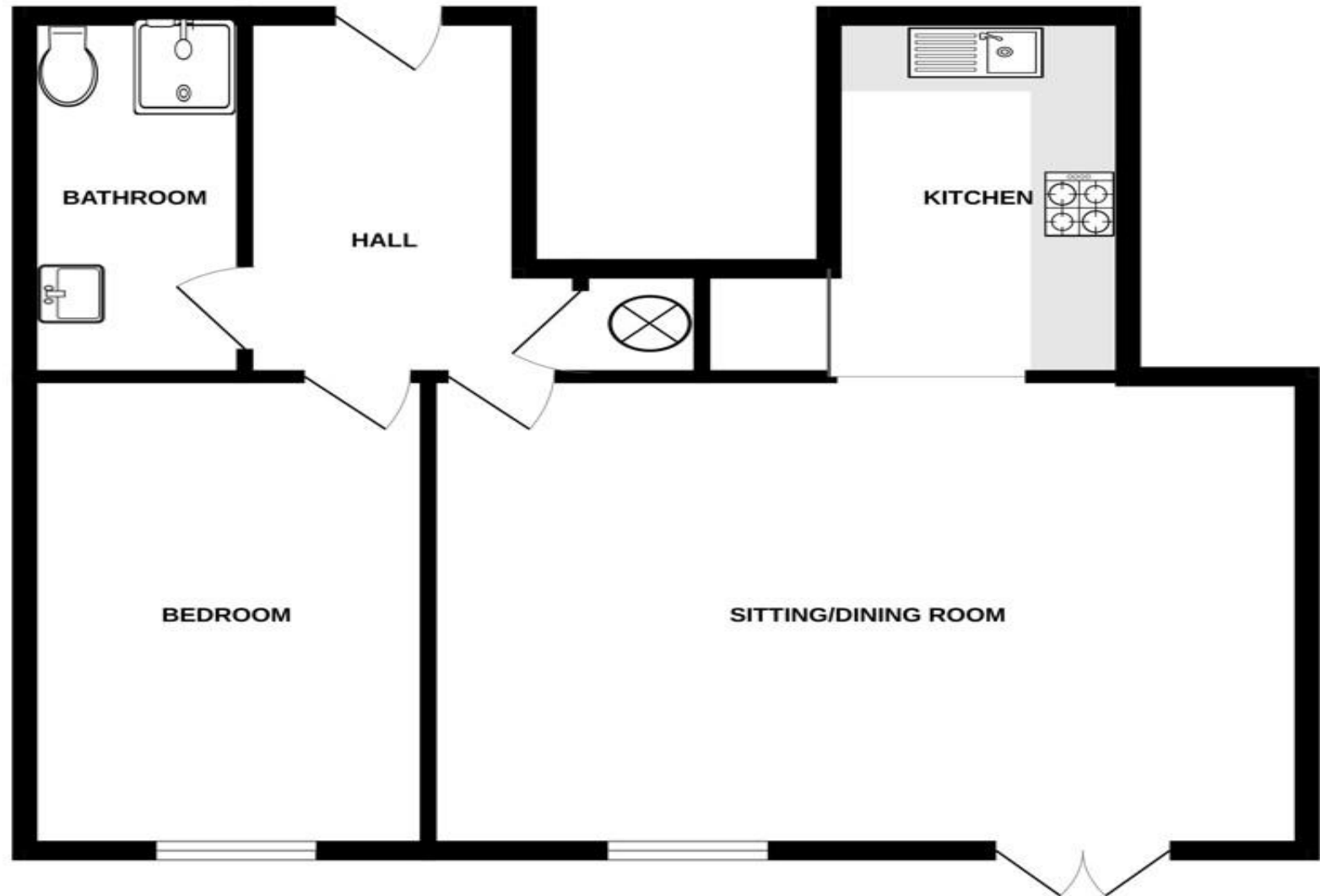
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Agent's Notes

The property has been refurbished with new flooring, double-glazed windows and patio doors.



Long Melford 01787 883144 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245 Newmarket 01638 669035

Bury St Edmunds 01284 725525 London 020 78390888 Linton & Villages 01440 784346

