DAVID BURR

17 Blunden Close, Long Melford, Suffolk

17 Blunden Close, Long Melford, Sudbury, Suffolk, CO10 9LL

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).

This delightful detached three bedroom home offers light and spacious accommodation across two floors with private garden, parking and garage.

The House

To the ground floor is a welcoming entrance hall with cloak room off and door leading to a front to back sitting room with french doors that lead out to an initial terrace and rear garden beyond. A front to back kitchen dining room can also be found off the entrance hall with a well-served contemporary kitchen with return creating a dining area beyond. Off the kitchen is a matching utility with door leading to the rear **parking.** To the first floor are three generous bedrooms serviced by a family bathroom as well as an ensuite shower room to the master bedroom.

Outside

To the rear of the house is a long driveway providing **off road parking** and access to the **garage** and rear garden. To the immediate rear of the house is a paved terrace leading onto a raised decked area, which is a great space for entertaining with the rest of the garden being lawned with a raised sleeper boarder to the rear boundary offering seasonal colour.

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

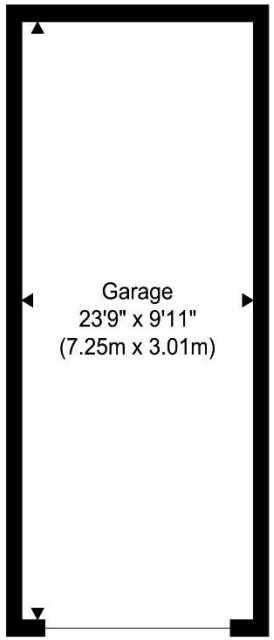
EPC RATING: Band B. A copy of the energy performance certificate is available on request.

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

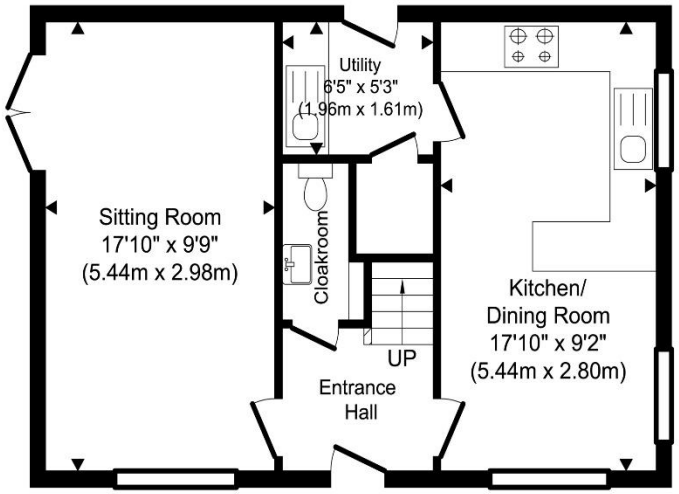
WHAT3WORDS: ///causes.throat.otters

VIEWING: Strictly by prior appointment only through DAVID BURR.

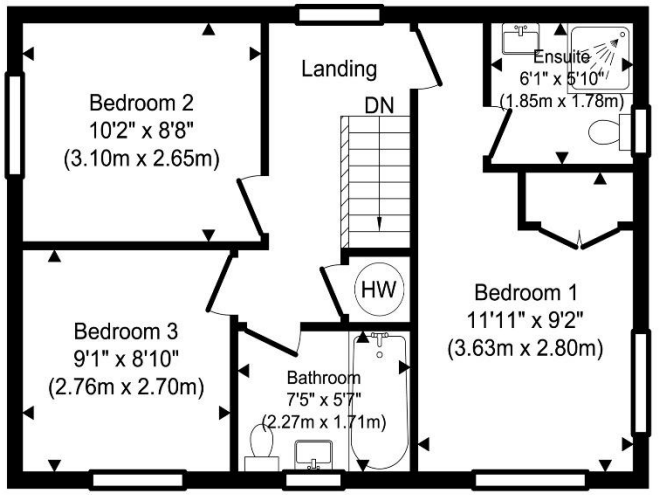
17 Blunden Close, Long Melford, Sudbury, Suffolk, CO10 9LL



Outbuilding
Approximate Floor Area
234.86 sq. ft.
(21.82 sq. m)



Ground Floor
Approximate Floor Area
464.89 sq. ft.
(43.19 sq. m)



First Floor
Approximate Floor Area
464.89 sq. ft.
(43.19 sq. m)

TOTAL APPROX. FLOOR AREA 1164.65 SQ.FT. (108.20 SQ.M.)

Produced by www.chevronphotography.co.uk © 2026