



**8 The Malthouse,
Long Melford, Suffolk**

**DAVID
BURR**

8 THE MALTHOUSE, 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).

A beautifully presented apartment situated in a highly regarded conversion block situated in a beautiful Suffolk village with a host of amenities close by. The property has been thoughtfully refurbished throughout to provide stylish accommodation which includes an open-plan sitting/dining room, kitchen, double bedroom and a shower room. There is the additional benefit of off-street parking.

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 **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 wood effect worksurfaces incorporating a ceramic sink with faucet tap over and drainer to side and a Zanussi four-ring hob with tiled splashback and extractor fan over. Integrated Smeg electric oven, space and plumbing for a washing machine and a recessed alcove providing useful storage and space for a refrigerator/freezer.

BEDROOM: With a continuation of herringbone laminate flooring and an outlook over the approach.

SHOWER ROOM: Containing a tiled shower cubicle with a glass folding door. WC, vanity suite with storage below and a tiled splashback.

Outside

The property is approached through an archway beneath the neighbouring block, The Barley House, which expands into an extensive area of **OFF-ROAD PARKING**. Automatic doors lead to an attractive communal foyer with secure doors leading into an inner hall with lift leading to the first floor and the property's front door.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **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.

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.

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Floorplan to be inserted

