



**5 CHESTNUT TERRACE**  
Long Melford, Suffolk

Carter Jonas

## 5 CHESTNUT TERRACE, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JE

- 2 miles to Sudbury (London Liverpool Street from 78 minutes)
- 4 miles to Lavenham
- 10 miles to Bury St Edmunds
- 16 miles to Colchester (London Liverpool Street from 48 minutes)

Refurbished Victorian Town House • Living space over 3 floors • Living Room • Kitchen/Diner • Downstairs Bathroom • 1st floor - 2 bedrooms • 2nd Floor - Principle bedroom with ensuite shower room • End of Chain EPC rating E

### DESCRIPTION

The property has benefited from a completely sympathetic renovation which provides characterful living with modern day benefits. The property comprises; sitting room with inset log burning stove, flooded with natural light owed to the large sash windows, a recently fitted kitchen/dining room with generous ceiling heights, with a rear lobby/bar/utility room and downstairs family bathroom.

Stairs lead from the dining room to the first floor which has two double bedrooms. On the second floor there is a large double bedroom with more elevated views over rolling countryside, with an adjacent ensuite.

### OUTSIDE

The garden forms a further important feature, with shrub borders, flower beds and laid lawn, with an alfresco dining area, under a pergola, perfect for evening entertainment.

**A RECENTLY REFURBISHED 3 BEDROOM VICTORIAN HOUSE OVER 3 STOREYS, WHICH IS CONVENIENTLY LOCATED WITHIN THE CENTRE OF LONG MELFORD.**



## LOCATION

Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, a primary school, hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public. The market town of Sudbury (2 miles) provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes). Alternatively, there is a mainline service from Colchester with fastest trains taking about 48 minutes. The historic market town of Bury St Edmunds lies 10 miles to the north.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

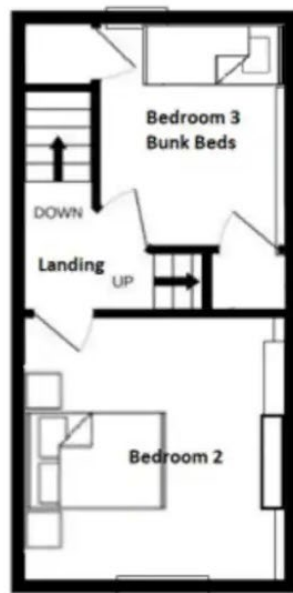
**Services:** Mains drainage, water, gas and electricity.  
Gas central heating

**Local Authority:** Babergh BAND B

**Viewings:** By appointment with Carter Jonas.  
Tel: 01787 882881

**What3Words:** ///boil.blush.riverside





**Long Melford 01787 882881**

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk CO10 9LQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.