



Melford Road, Sudbury CO10 1LT

welcome to

Melford Road, Sudbury

OFF ROAD PARKING & GARAGE Set on the highly regarded Melford Road is this beautiful bay fronted three double bedroom detached home brimming with character throughout. The property offers spacious & flexible accommodation & is enhanced with a loft room & cellar.



Entrance Porch

Double glazed double door to front aspect.

Entrance Hall

Beautiful stained glass door with stained glass side panels. Stairs rising to first floor. Understairs cupboard. Radiator. Door leading to cellar.

Lounge / Diner

Large secondary glazed bay window to front aspect. Large box bay window to side aspect with stained glass detailing and secondary glazing. Two radiators.

Kitchen / Diner

Two double glazed windows to rear aspect. Sash secondary glazed window to side aspect. Double glazed side door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl set into wooden worktop. Integral double oven with inset gas hob. Pantry with window to side aspect. Radiator.

Utility Room

Double glazed window to rear aspect. Fitted with wall and base units. Stainless steel sink and drainer unit. Plumbing for washing machine. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

Cellar

Power and light connected. Coal chute.

Landing

Large stained glass picture window to side aspect and window to side aspect. Stairs rising to loft room. Fitted storage cupboards. Radiator.

Bedroom One

Three sash windows to front aspect with secondary glazing. Radiator. Door leading to:-

Ensuite

Sash window with secondary glazing to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and rainfall shower over. Heated towel rail.

Bedroom Two

Three sash windows to side aspect. Radiator.

Bedroom Three

Sash window to side aspect. Built in wardrobe and airing cupboard.

Bathroom

Double glazed sash window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Loft Room

Velux window. Eaves storage and storage room.

Rear Garden

The beautiful mature garden is separated into different areas with a number of seating areas and mature shrubs and plants. External power points and lighting. Gate to front aspect. Gate to rear leading to driveway. Door leading to garage/workshop.

Garage / Workshop

A large driveway is accessed from Woodhall Road. EV charging point. Electric up and over doors. Power and light connected. Door into workshop with window to garden and courtesy door from garden. Opening onto a storage room with double doors leading to garden and door to home office which has power and light connected.



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Melford Road, Sudbury

- Beautiful detached home
- Three double bedrooms
- Cellar and loft room
- Garage with studio and workshop
- Ample off road parking with E.V charge point

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111430 - 0006

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