



Melford Road, Sudbury, CO10 1JT

welcome to

Melford Road, Sudbury

Beautifully presented Weavers Cottage set on one of the areas most requested roads with views to the Water Meadows. The property has been meticulously updated in recent years, including the replacement windows and doors, and tanking the cellar, and is a real must view.

Dining Room

Double glazed door to front aspect. Double glazed sash windows with fitted shutters to front aspect. Fireplace. Radiator. Door leading to:-

Kitchen

Double glazed sash window to rear aspect. Double glazed door leading to garden. Fitted kitchen with a range of wall and base units over areas of work surface. Butler sink set into wooden worktop. Stairs rising to first floor and downstairs to cellar. Space for range oven. Space for appliances. Radiator.

Cellar

Double glazed window to rear aspect. Set up as a utility room. Central heating boiler and then storage area to the front part.

First Floor Landing

Door leading to lounge.

Lounge

Two double glazed sash windows with fitted shutters to front aspect and double glazed sash window to side aspect. Fireplace with fitted storage and book shelves. Door leading to inner landing.

Inner Lobby

Door leading to bathroom. Stairs rising to first floor.

Bathroom

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

Second Floor Landing

Doors leading to bedrooms.

Bedroom One

Double glazed sash windows to front and side aspects with fitted shutters. Radiator.

Bedroom Two

Double glazed sash window to rear with beautiful meadow views. Built in storage. Radiator.

Rear Garden

The low maintenance rear garden is mainly laid to block paving and has raised flower beds.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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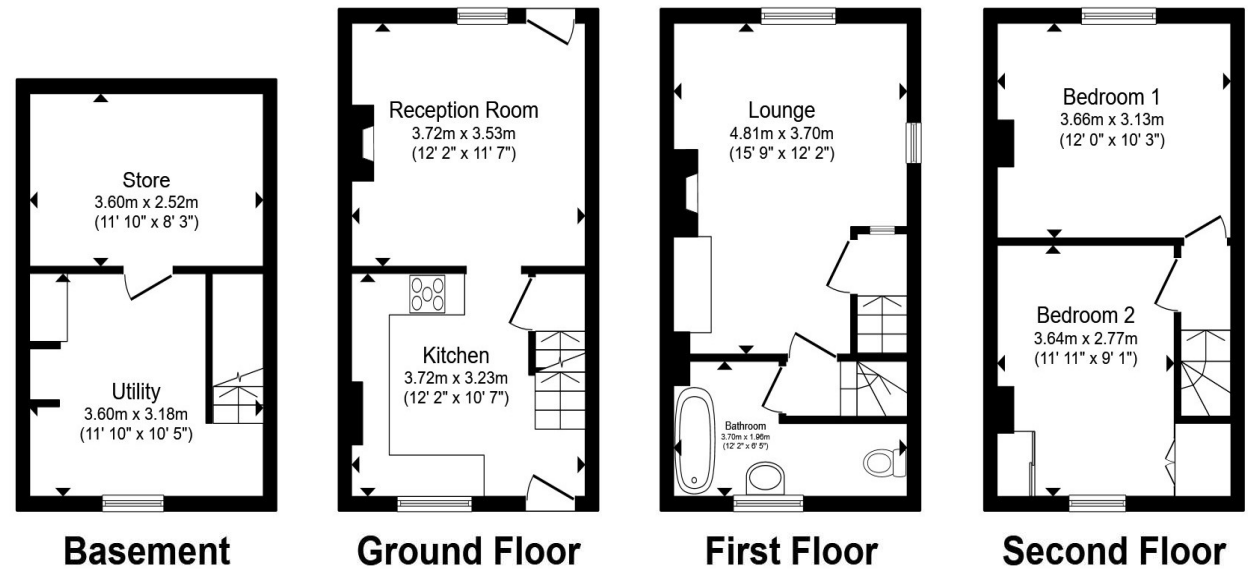
- Two bedrooms
- Cellar
- Two spacious reception rooms
- Bespoke kitchen
- Private courtyard garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£270,000



Total floor area 98.4 m² (1,059 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111595 - 0003

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