

oakheart

£395,000

Offers Over  
Melford Road, Sudbury





Discreetly positioned, full of character and charm, and rarely available is this three / four bedroom Victorian bay front semi-detached residence. Not only does it host a wealth of character, it offers new occupiers plenty of scope to make their mark!

It is Situated within convenient walking distance to the Town Centre and almost opposite the ever-popular Water Meadows! This beautiful countryside offers easy walking paths to Rodbridge, Long Melford, Cornard Lock and The Mill Hotel. In addition this traditional property is a short distance from Woodhall Primary School and Ormiston Academy making it ideal for younger families.

Internally the living accommodation is spacious and bright, spanning over three floors. It briefly consists of; four well-proportioned bedrooms, a four piece family bathroom, loft room, lounge, dining room, kitchen with walk in pantry, sunroom extension and a mature rear garden benefitting from two large sheds.

The accommodation comprises of a generous entrance hall with doors to the lounge/dining room and kitchen. The kitchen provides access to the downstairs bathroom and sunroom with double doors leading back to the dining room. The property benefits from four substantially sized bedrooms with partial meadow views from the

master bedroom and an additional loft room providing ample space for work room, games room, study or extra storage.

Externally, the property provides a secluded, mature rear garden with panelled fencing and a gate to the rear that leads down to Woodhall Road. At the end of this pretty, private outdoor space are two large sheds. Further, the residence offers side access to the rear garden via the sunroom. Call Oakheart to book a viewing!







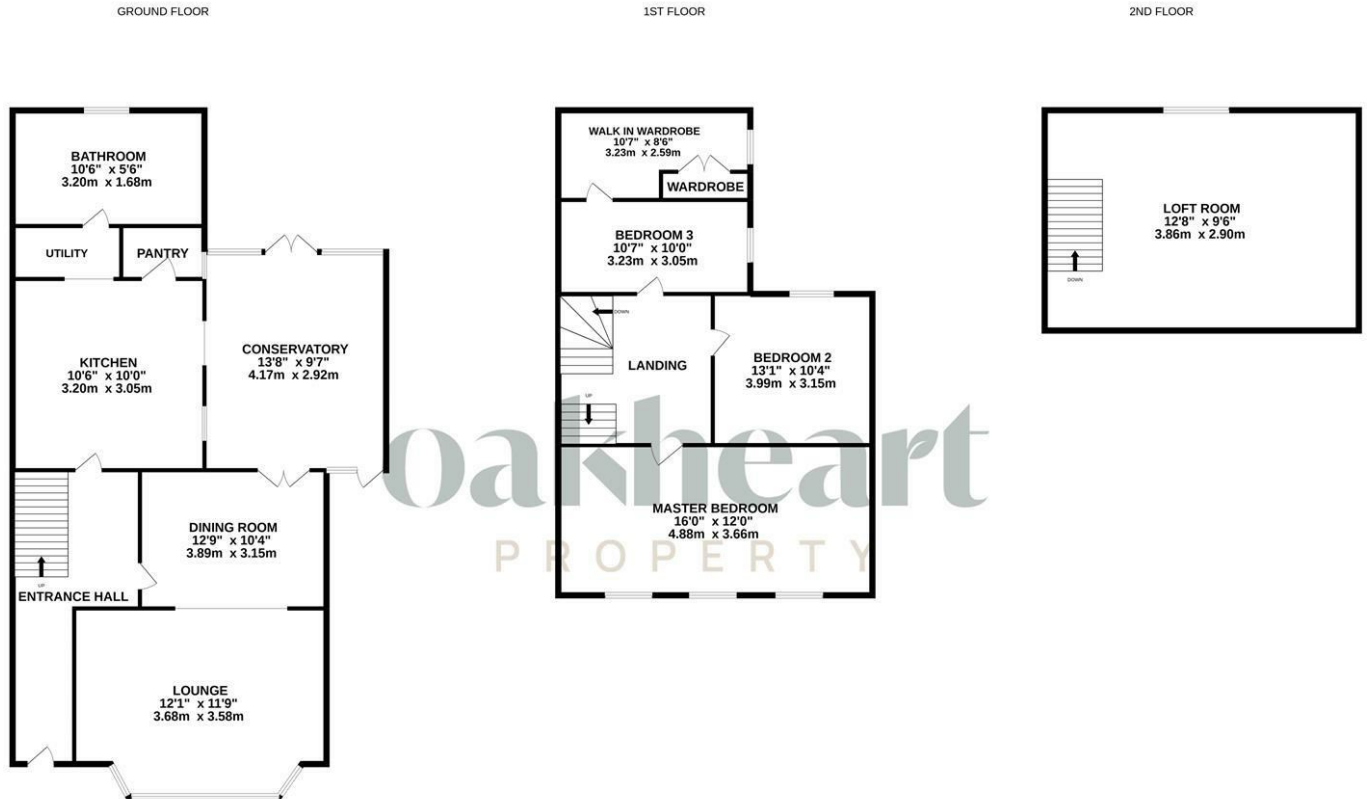












oakheart  
PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.