



Melford Road, Sudbury CO10 1JS

welcome to

Melford Road, Sudbury

Set on one of the areas most requested roads is this beautiful extended cottage, enjoying stunning meadow views. This two double bedroom home offers spacious living accommodation and a first floor bathroom, and is further enhanced with a large garden.



Lounge / Diner

21' x 13' 1" (6.40m x 3.99m)

Double glazed door and double glazed window to front aspect. Stairs rising to first floor. Two radiators. Opening onto:-

Kitchen

15' 11" x 10' (4.85m x 3.05m)

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. Space for appliances including space for a range style oven with extractor over. Electric radiator. Opening onto:-

Sitting Room

13' 9" x 11' 9" (4.19m x 3.58m)

Sky light. Double glazed french doors leading to garden with views over the meadows. Wood burning stove. Radiator.

Landing

Access to loft. Doors leading to bedrooms and bathroom. Cupboard housing central heating boiler.

Bedroom One

13' 1" x 11' 6" (3.99m x 3.51m)

Double glazed window to front aspect. Radiator.

Bedroom Two

14' 1" x 11' 9" (4.29m x 3.58m)

Double glazed window to rear aspect with views over the meadows. Two radiators.

Bathroom

Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Extractor fan, heated towel rail.

Rear Garden

The rear garden commences with a decked seating area and the remainder is predominantly laid to lawn with views over the meadows.



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welcome to

Melford Road, Sudbury

- Stunning Meadow Views
- Two double bedrooms
- First floor bathroom
- Large rear garden
- Extended cottage

Tenure: Freehold EPC Rating: Awaited

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110243 - 0004

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william h brown



01787 379372



Sudbury@williambrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williambrown.co.uk](https://www.williambrown.co.uk)