



Melford Road, Sudbury, CO10 1LT



welcome to

Melford Road, Sudbury

Set on one of the areas most requested roads is this beautiful bay fronted home, offering spacious and flexible accommodation, including two reception rooms and converted cellar. The property is further enhanced with a private garden, & is ideally placed to access the town centre & water meadows.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Lounge

14' 8" into bay x 11' 10" (4.47m into bay x 3.61m)
Double glazed bay window to front aspect. fireplace with open fire. Radiator.

Dining Room

12' 10" x 11' 7" (3.91m x 3.53m)
Double glazed french doors leading to garden. Feature fireplace, radiator. Door leading to cellar and:-

Kitchen

10' 6" x 9' (3.20m x 2.74m)
Two double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over area of work surface. Butler style sink with mixer taps set into wooden worktop. Integral fridge/freezer, double oven and inset hob with hood over. Central heating boiler, radiator. Door leading to:-

Shower Room

Window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.

Cellar

14' 7" narrowing to 11' 3" x 11' 5" (4.45m narrowing to 3.43m x 3.48m)
Irregular shaped. Window to front aspect. Power and light connected. Currently used as a guest bedroom. Door leading to:-

Ensuite

Suite comprising low level WC, wash hand basin and bath. Extractor fan. Glazed coal chute.

Landing

Storage cupboard. Doors leading to bedrooms.

Bedroom One

15' 7" x 14' 5" narrowing to (4.75m x 4.39m narrowing to)
Double glazed bay window and double glazed window to front aspect. Radiator.

Bedroom Two

11' 8" x 11' 3" (3.56m x 3.43m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

10' x 9' (3.05m x 2.74m)
Double glazed windows to rear and side aspects. Access to loft. Radiator.

Rear Garden

The rear garden commences with a large patio area housing a hot tub. The remainder is predominantly laid to lawn with a brick storage shed. Side access.



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Melford Road, Sudbury

- Highly regarded location
- Bay fronted Victorian semi detached
- Three first floor bedrooms
- Cellar room with en-suite bathroom
- Two spacious reception rooms

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000



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.foolagent.com



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Property Ref:
SUD110279 - 0002

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