



**New Home, Melford Road,
Sudbury, Suffolk**

**DAVID
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NEW HOME, MELFORD ROAD, SUDBURY, SUFFOLK, CO10 1XT

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This is a fantastic opportunity to purchase a stunning building plot for a new home, a stone's throw from the Sudbury water meadows. Each of the four-bedrooms are generous doubles with balcony and en-suite to master, ample off-road parking, garage, carport and potential access onto the River Stour. Measuring circa 0.21 acres.

A stunning plot within close proximity to the Sudbury Meadows.

To the ground floor is a large open-plan kitchen/dining/family room stretching from front to back with bifold doors overlooking the garden with further study, utility, cloakroom and more formal sitting room, again with bifold doors offering great views over the westerly facing garden towards the Stour meadows beyond. In addition to the living space there is a guest bedroom to the ground floor which is a generous size double with its own private en-suite. To the first floor you will find two double bedrooms served by a family bathroom with a master suite and balcony offering elevated views. To the front of the property you will find ample **OFF-ROAD PARKING** as well as **GARAGE** and **CARPORT** with a generous westerly facing rear garden with the potential to create an access leading to the River Stour.

ENTRANCE HALL: 19'8" x 10'6" (6.00m x 3.20m)

KITCHEN/DINING/FAMILY ROOM: 33'2" x 21'8" (10.10m x 6.60m)

SITTINGROOM: 17'1" x 17'1" (5.2m x 5.2m)

STUDY: 9'6" x 6'7" (2.90m x 2.00m)

UTILITY: 7'11" x 6'3" (2.40m x 1.90m)

GUEST BEDROOM: 14'5" x 14'1" (4.4m x 4.3m)

EN-SUITE

CLOAKROOM

First Floor

LANDING: 20'0" x 19'6" (6.10m x 5.95m)

MASTER BEDROOM: 18'4" x 16'5" (5.60m x 5.00m)

EN-SUITE

BEDROOM 2: 19'8" x 16'1" > 9'10 (6.00m x 4.90m > 3.00m)

BEDROOM 3: 16'5" x 10'10" (5.00m x 3.30m)

FAMILY BATHROOM

PLANNING: Planning permission can be viewed on the Babergh district council website with planning number DC/22/02879

AGENTS NOTE: The plot is available to purchase for £325,000.

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

TENURE: Freehold.

WHAT3WORDS: ///interview.pinks.elbowing

VIEWING: Strictly by prior appointment only through DAVID BURR.

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