



**Melford Road, Sudbury**

**Sheridans**



# Melford Road, Sudbury CO10 1JZ

Contemporary family home, recently remodelled to an exceptional standard offering generous accommodation with 5 bedrooms, 3 bathrooms, large garden and far-reaching meadow views. Originally built in the 1960s, the property now showcases a striking modern finish with rendered elevations, aluminium windows and doors, Porcelanosa tiling and underfloor heating in parts. The setting is equally impressive being less than a mile from the historic market town of Sudbury.

A bespoke aluminium entrance door with glazed side panels opens into a stylish reception hall featuring a striking staircase and sleek tiled flooring. The heart of the property is the magnificent open-plan kitchen/dining/family room which is flooded with natural light from roof lights and expansive sliding glass doors. This beautifully designed space includes a bespoke Baker & Baker kitchen with quartz worktops, space for twin ovens, an integrated dishwasher and a central island with induction hob and built-in extractor, all set against continuous tiled flooring that enhances the sense of flow.

The elegant sitting room provides a warm and inviting retreat, complete with herringbone flooring, feature fireplace with wood-burning stove and large windows overlooking the front.

Two double bedrooms are located on the ground floor alongside a contemporary shower room, with an internal hallway/boot room leading to a well-planned utility/laundry room and a separate plant room housing the gas fired boiler.

The first floor is equally impressive. A spacious landing with oak flooring, built-in desk and shelving opens directly onto an exceptional balcony enjoying panoramic views across open countryside. Three bedrooms are arranged on this floor including the superb principal suite with vaulted ceiling, sliding doors to the balcony, a luxurious en-suite with twin basins and walk-in shower with separate dressing area. A beautifully appointed family bathroom serves the remaining bedrooms.

Combining sophisticated design, high-quality finishes and a wonderful rural outlook, this remarkable home offers an exceptional modern living experience in an enviable setting.



## Outside

The property is approached via a generous driveway providing ample parking complemented by planted borders, a lawned area and a garage with electric door and a courtesy door to the garden. To the rear, the beautifully landscaped garden offers a tranquil setting ideal for relaxation, al fresco dining and entertaining. It is mainly laid to lawn, enhanced by a large patio area, curated borders with specimen planting and a thoughtfully designed sunken garden featuring architectural screening.

A gazebo sits to one side, while the garden pod provides additional versatile space. Complete with water and power, it is currently used as a salon but would serve equally well as a home office, studio, gym or similar. PLEASE NOTE: the fixtures and fittings including sanitary ware will be removed from the garden pod.

## Location

Sudbury is a thriving market town offering an excellent selection of shops, schools and leisure facilities. The town benefits from a train station with regular services to London via Marks Tey and is well known for its beautiful Water Meadows, which provide scenic riverside walks along the Stour.

The area is ideally placed for exploring nearby historic villages, including the celebrated village of Lavenham to the northeast and the charming long village street of Long Melford, both renowned for their independent shops, restaurants and heritage attractions. The cathedral town of Bury St Edmunds lies approximately 13 miles to the north, offering a wider range of amenities and convenient access to the A14, connecting to the east coast ports, Cambridge and London via the M11.

## Directions

From our office in Bury St Edmunds take the A134 towards Sudbury then on entering at the roundabout take the 2nd exit onto Melford Road/A131 and continue past the Woodpeckers (Public House) and continue until you are adjacent to North Meadow Common where the property can be found on the left hand side.

## Services

# Offers In The Region Of £825,000

- Stunning bespoke kitchen/dining/family room
- Contemporary stylish home
- Detached with 5 bedrooms/versatile layout
- Balcony with meadow views
- Utility room
- Large garden
- Garden studio
- Garage and ample parking
- Easy access to amenities

Mains electricity, gas, drainage and water supplied.

Council Tax: Babergh District Council - Band E

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

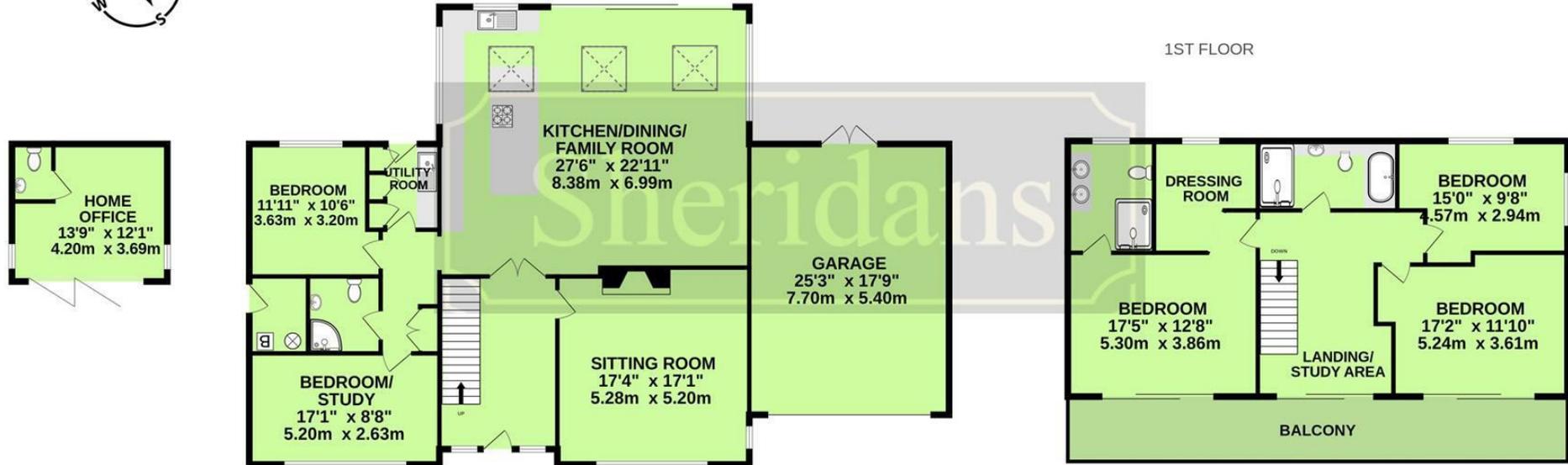
Flood Risk: Rivers & Sea -Very Low Risk / Surface water - Med Risk (source gov.uk) - Vendors have had no issues with flooding.



GROUND FLOOR



TOTAL FLOOR AREA : 2583sq.ft. (240.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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