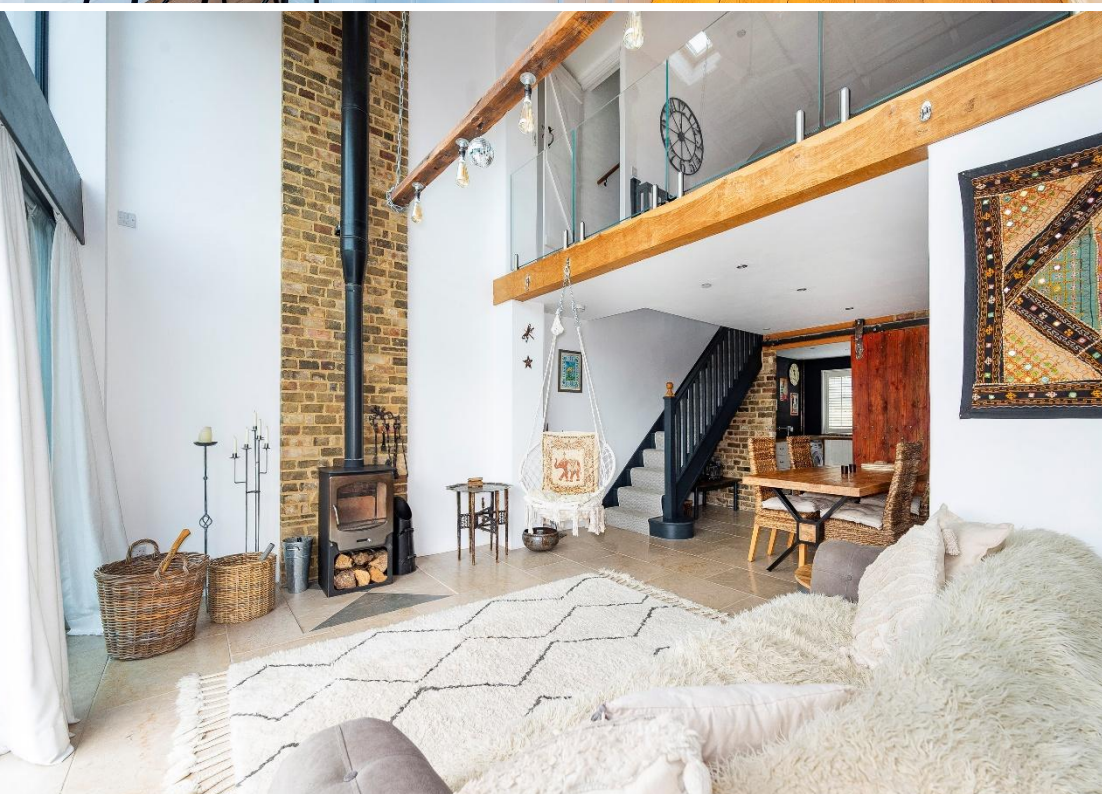




**117 Melford Road,
Sudbury, Suffolk**

**DAVID
BURR**



117 Melford Road, Sudbury, Suffolk, CO10 1JT

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 spacious five double bedroom town house has been extended and renovated by the current owners, creating wonderful open plan living whilst making the most of the wonderful meadow view, complemented further by pretty landscaped gardens and a range of useful outbuildings.

The Property

A stable door from Melford Road brings you into a traditional utility room with thick oak worktop offering great storage, with service door to the double garage, neighbouring cloakroom and exposed brick work, giving the property an industrial feel with surface mounted electrics and metal conduit.

Leading on from here is a large open plan kitchen/dining/living space in a 'U' shape stretching all the way across the back of the property. This is a wonderfully sociable space finished with a stone floor, contemporary style wood burner and internal flue, with a two-storey vaulted rear wall of glass overlooking the garden filling the space with natural light. This then opens onto the kitchen, that is of a shaker style and very well served, with a gas range cooker and French doors leading onto the rear terrace and stairs leading to a useful cellar space. Set within the original town house beyond the kitchen, is a cosy snug seating area with inset log burner and door to the front.

To the first floor, is a wonderful mezzanine drawing room finished with a solid light wood flooring with exposed brick work, this room overhangs the main living space and enjoys the most spectacular views over the rear garden and meadows beyond. Across the first and second floor, you will find five double bedrooms serviced by a contemporary family bathroom and contemporary shower room with tremendous views found to both the master bedroom and second bedroom, that sit to the second floor.

Outside

To the front of the property are two remote controlled electric roller shutter doors providing access to a large central double garage with side access gate leading to the back garden.

The garden that accompanies this impressive town house is one of the property's most attractive features being of a southerly aspect, enjoying wonderful meadow views whilst being particularly private.

To the immediate rear, there is a large terraced seating area with electric awning, this is a wonderful space to entertain with gravel fire pit area and borders offering a range of seasonal colour. From here, the garden opens up to a wide expanse of lawn with well-stocked borders either side and pathway leading to the back of the garden where you will find two sound proof recording studios and a separate Yoga/Gym/Pilates studio, with power, lighting and internet connected. These buildings could have a range of different uses.

Two of the outbuildings have electric underfloor heating with one being of double skin construction for soundproofing & the other having acoustic treatment for audio visual work.

With a further useful storage shed, greenhouse and vegetable garden.

Beyond the outbuildings, you will find further seating areas being of great space to take in the meadow views and the range of wildlife it attracts.

The bottom of the garden is secured with a stream which provides the border with Sudbury's famous water meadows.

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SERVICES: Main water and drainage. Main electricity connected. Gas and ASHP. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

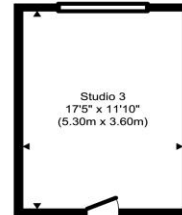
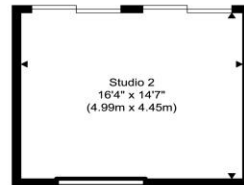
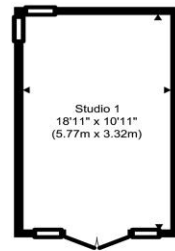
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B.

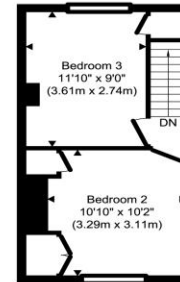
WHAT3WORDS: ///dads.unfit.hacksaw

VIEWING: Strictly by prior appointment only through DAVID BURR.

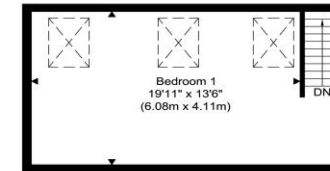
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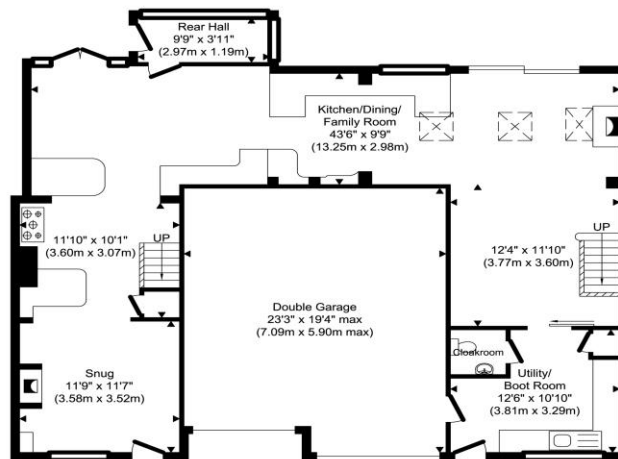
Outbuildings
Approximate Floor Area
650.46 sq. ft.
(60.43 sq. m)



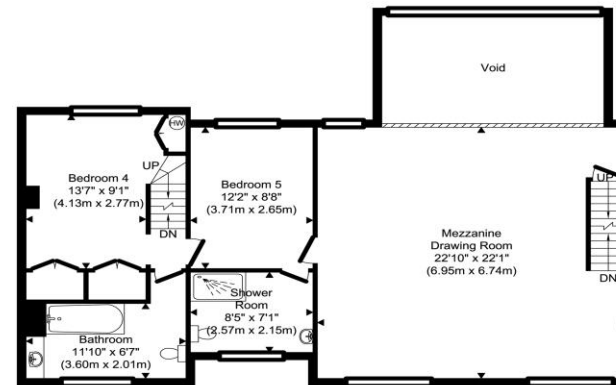
Second Floor
Approximate Floor Area
274.26 sq. ft.
(25.48 sq. m)



Second Floor
Approximate Floor Area
307.41 sq. ft.
(28.56 sq. m)



Ground Floor
Approximate Floor Area
1499.62 sq. ft.
(139.32 sq. m)



First Floor
Approximate Floor Area
970.90 sq. ft.
(90.20 sq. m)

TOTAL APPROX. FLOOR AREA 3702.67 SQ.FT. (343.99 SQ.M.)

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