



Melford Road, Sudbury CO10 1LT

welcome to

Melford Road, Sudbury

OFF ROAD PARKING & GARAGE Set on the highly regarded Melford Road is this beautiful bay fronted three double bedroom detached home brimming with character throughout. The property offers spacious & flexible accommodation & is enhanced with a loft room & cellar.

Entrance Porch

Double glazed double door to front aspect.

Entrance Hall

Beautiful stained glass door with stained glass side panels. Stairs rising to first floor. Understairs cupboard. Radiator. Door leading to cellar.

Lounge / Diner

Large secondary glazed bay window to front aspect. Large box bay window to side aspect with stained glass detailing and secondary glazing. Two radiators.

Kitchen / Diner

Two double glazed windows to rear aspect. Sash secondary glazed window to side aspect. Double glazed side door leading to garden. 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 set into wooden worktop. Integral double oven with inset gas hob. Pantry with window to side aspect. Radiator.

Utility Room

Double glazed window to rear aspect. Fitted with wall and base units. Stainless steel sink and drainer unit. Plumbing for washing machine. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

Cellar

Power and light connected. Coal chute.

Landing

Large stained glass picture window to side aspect and window to side aspect. Stairs rising to loft

room. Fitted storage cupboards. Radiator.

Bedroom One

Three sash windows to front aspect with secondary glazing. Radiator. Door leading to:-

Ensuite

Sash window with secondary glazing to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and rainfall shower over. Heated towel rail.

Bedroom Two

Three sash windows to side aspect. Radiator.

Bedroom Three

Sash window to side aspect. Built in wardrobe and airing cupboard.

Bathroom

Double glazed sash window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Loft Room

Velux window. Eaves storage and storage room.

Rear Garden

The beautiful mature garden is separated into different areas with a number of seating areas and mature shrubs and plants. External power points and lighting. Gate to front aspect. Gate to rear leading to driveway. Door leading to garage/workshop.

Garage / Workshop

A large driveway is accessed from Woodhall Road. EV charging point. Electric up and over doors. Power and light connected. Door into workshop





with window to garden and courtesy door from garden. Opening onto a storage room with double doors leading to garden and door to home office which has power and light connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SUD111430



welcome to Melford Road, Sudbury

- Beautiful detached home
- Three double bedrooms
- Cellar and loft room
- Garage with studio and workshop
- Ample off road parking with E.V charge point

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£550,000



Total floor area 245.4 m² (2,642 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/SUD111430



Property Ref:
SUD111430 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk