



Melford Road | Sudbury | CO10 1JU

This beautiful, spacious semi-detached home offers ample living space and is perfect for families. Nestled in the popular area of Melford Road, it boasts a large, well-maintained garden and stunning views over the Sudbury Water Meadows. The property also includes convenient off-street parking and a secure garage, providing plenty of space for vehicles and additional storage. Call now to secure a viewing!

£1,850 pcm

- Popular Location
- Ample Off Road Parking
- Large Garden
- Views of Water Meadows
- Large Bedrooms
- Spacious Accommodation
- 4/5 Bedrooms

Approximate Room Sizes

ENTRANCE HALL

CLOAKROOM/UTILITY Bathroom suite with sink and toilet. Space and plumbing for washing machine, window to front aspect, radiator and shelving.

LOUNGE/DINER 26' 9" x 15' (8.15m x 4.57m) Exposed beams, large picture window overlooking the garden and water meadows beyond. 2 radiators, down lighting, return door to hall and step down to sunroom.

SUN ROOM 17' 7" x 12' 2" (5.36m x 3.71m) Log burner set into recess, doors to the rear garden.

KITCHEN/BREAKFAST ROOM 23' 4" x 7' 11" (7.11m x 2.41m) Range of matching wall and base units incorporating space and plumbing for dish washer, slot-in electric cooker. Solid wood work surface areas with part ceramic tiling over. Dual aspect windows and door to the rear garden, radiator, laminate flooring.

FAMILY BATHROOM Comprising of a blue suite with bath with shower attachment, pedestal sink and toilet. Part ceramic tiling to walls, radiator, fixed towel rail, obscure glazed window to front aspect.

MASTER BEDROOM 15' 5" x 13' 2" (4.7m x 4.01m) High ceiling with down lighting, twin aspect windows and sealed unit double glazed hardwood doors onto outside balcony (again with views over the garden & the water meadows beyond). 2 built-in wardrobe cupboards with hanging rails, down lighting, built-in eaves storage, 2 radiators, recessed shelving.

ENSUITE SHOWER ROOM Step-in shower cubicle, down light/extractor, stone effect tiling to inside of the shower cubicle, sink and toilet. Wall fixed cabinet part ceramic tiling to walls, towel rail, secondary double glazed window to front aspect.

BEDROOM TWO 12' x 10' (3.66m x 3.05m) 2 built-in wardrobe cupboards with hanging rails and built-in cupboards over, picture rail, radiator, window to rear aspect.

BEDROOM TWO ENSUITE 8' 2" x 6' 2" (2.49m x 1.88m) White suite with bath and held and independent shower over. Part ceramic tiling to walls, sink and toilet set into vanity units with storage below, large mirror and light/shaver point over, heated towel rail, window to rear aspect.

BEDROOM THREE 16' x 8' 11" (4.88m x 2.72m) Window to rear aspect, radiator, deep built-in eaves storage cupboard housing boiler with fixed shelving/storage.

BEDROOM FOUR 12' 5" x 8' 2" (3.78m x 2.49m) Window to rear aspect, picture rail, radiator.

OFFICE/BEDROOM 5 Windows to rear aspect with far reaching views over the gardens and open countryside beyond, radiators, down lighting and fixed storage.

GARAGE Attached single garage (power and light connected with wood folding doors, with personal doors to front and rear giving access to the garden.

OUTSIDE FRONT Paved drive with parking for 2-3 vehicles and giving access to the single attached garage, enclosed by low brick retaining walls, with trees and shrubs.

GARDEN

Raised paved patio/terrace with steps leading down to lawned garden.

Local Authority – Babergh District Council
Council Tax Band – D
Post Code – CO10 1JU



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

