



Melford Road | Sudbury, Suffolk, CO10 1LS



Features

- Highly Sought After Location
- Two Reception Rooms
- Kitchen/Breakfast Room
- Close To Sudbury Water Meadows
- Easy Access To Sudbury Train Station
- Short Walk To Town Centre
- Ample Off Road Parking

A stunning three bedroom semi-detached Victorian home sitting on an elevated position on the highly sought after Melford Road. A short walk to Sudbury town centre with all of the amenities the town has to offer as well as sudbury train station and the famous water meadows. The property itself benefits from an open plan sitting room and dining room with cast iron fireplaces, a large kitchen breakfast room, ground floor wc, large family bathroom, the attic room is ideal for an occasional bedroom or office space. Outside the property benefits from ample off road parking and a good size rear garden with a paved patio area ideal for outdoor entertaining.



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STORM PORCH

Entrance door leading into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with an impressive staircase leading onto the first floor landing, doors to sitting room, dining room, kitchen/diner and under stairs cupboard. Original chess-board style tiled flooring.

SITTING ROOM

11' 11" x 11' 10" (3.63m x 3.61m)

As throughout the house the sitting room benefits from newly installed double glazing with a bay window to front aspect with shutters, cast iron fireplace with cupboards and shelves either side, wooden flooring, opening into the dining room. Original wooden floorboards.

DINING ROOM

11' 11" x 11' 10" (3.63m x 3.61m)

Feature fireplace, wooden flooring, bi-fold doors to rear garden, door leading back into the hallway.

KITCHEN

25' 0" x 9' 10" (7.62m x 3m)

Comprising of wall and base level units with worksurfaces over, breakfast bar, inset butler sink with mixer tap over, space for a fridge/freezer and range style cooker with extractor fan over, brick flooring with under floor heating, double doors and single door to rear garden, windows looking over the garden. Original brick flooring. Door to cloakroom.

WC

Low level wc, wash hand basin with taps over, window to rear.

LANDING

Doors off to bedrooms, bathroom and a spiral staircase leading to the attic room.

BEDROOM

11' 11" x 11' 11" (3.63m x 3.63m)

Window to rear aspect enjoying views over the garden, wooden flooring, cast iron feature fireplace. Original wooden floorboards.



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BEDROOM

12' 0" x 11' 11" (3.66m x 3.63m)

Window to front aspect, cast iron feature fireplace.

BEDROOM

9' 9" x 7' 7" (2.97m x 2.31m)

Window to front aspect, currently utilised as an office/dressing room. Original wooden floorboards.

BATHROOM

9' 10" x 9' 10" (3m x 3m)

Recently refurbished bathroom benefiting from under floor heating, window to rear aspect, free standing bath with taps over, corner shower unit, low level wc, pedestal wash hand basin with taps over.

LOFT ROOM

13' 1" x 13' 0" (3.99m x 3.96m)

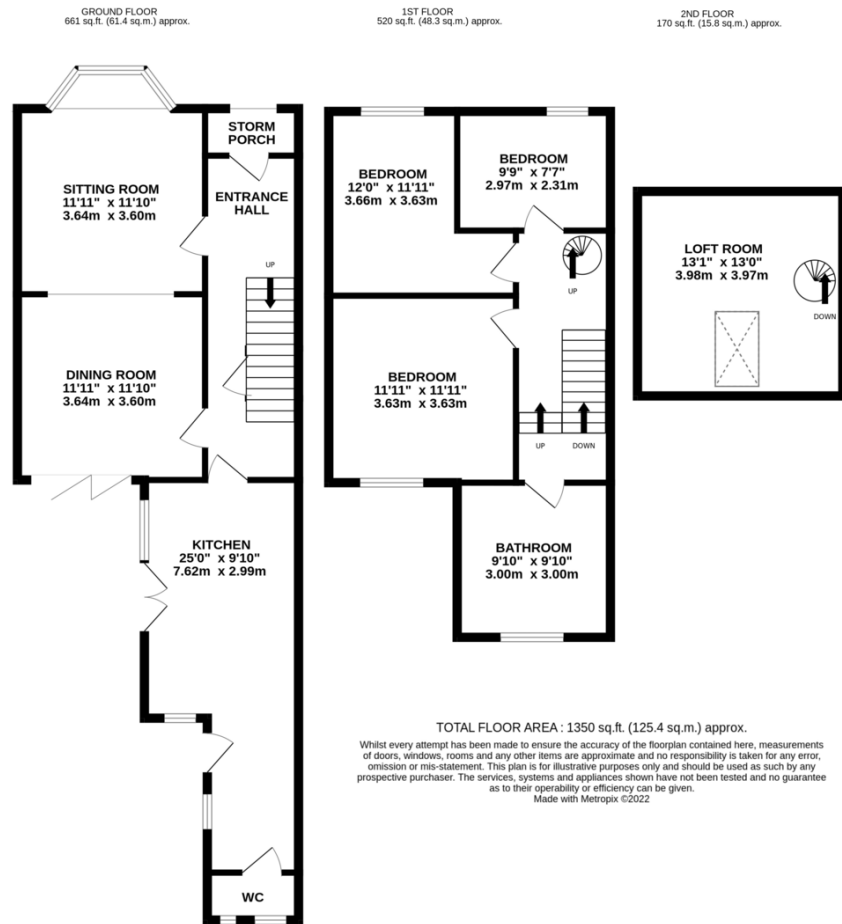
A useful room as an occasional bedroom or office space, velux window to ceiling.

OUTSIDE

The front of the property is approached via a paved driveway leading up to the rear of the property through a set of metal gates and providing ample off road parking. The remainder of the front garden is retained by a brick wall and laid to stone chippings, a path leads to the front door, mature shrubs.



The rear garden is recently landscaped and commences with a block paved stone drive providing off road parking with the remainder laid to lawn and a patio area to the side providing an area for outdoor entertainment. Enclosed by part brick wall and part wood panel fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

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