

38 Melford Road, Sudbury, CO10 1LT



Freehold

Offers In Region Of

£500,000

Subject to contract

3 bedrooms
2 reception rooms
2 bathrooms



Some details

General information

A refurbished bay fronted Victorian home on the sought after Melford Road with a generous rear garden with space for home office and a wealth of character features throughout.

The gas centrally heated accommodation begins with a stunning stained glass entrance door into the spacious main entrance hall which like the majority of the downstairs includes the original wooden floors. The entrance hall contains stairs rising to the first floor, doors off to the two reception rooms and kitchen/breakfast room with an under stairs access to the cellar. The main living room is situated at the front of the property, this bay fronted reception room includes an open fire with shelving to one side. The dining room is located centrally and also includes an original fireplace as well as French doors to the rear garden, this is the only room that requires redecoration. The newly fitted kitchen/breakfast room is located at the rear of the property, this modern kitchen includes under floor heating, French doors to the rear garden as well as integrated appliances such as double electric oven, induction hob, inset single bowl sink, fridge and freezer with under counter dishwasher and washing machine.

Stairs rise to the first floor where the well lit landing gives access to the three double bedrooms and main family bathroom as well as offering access to the loft and a storage cupboard. The stunning bay fronted master bedroom has been altered to provide a spacious ensuite whilst also maintaining character features such as feature fireplace, stained glass windows and original floorboards. This elegant bedroom also includes built in wardrobes either side of the chimney breast. The beautifully designed ensuite also includes a stained glass window and benefits from a walk in shower, W.C, wash hand basin and vanity unit with tiled flooring throughout. Bedroom two is also a large double and contains a feature fireplace, original floorboards as well as a window overlooking the rear garden. Bedroom three is located at the rear of the property and overlooks the rear garden with the accommodation concluding with the main family bathroom. This well appointed bathroom includes a bath with power shower overhead with wash hand basin, W.C and a wall mounted chrome heated towel rail with part tiled walls and splashbacks.

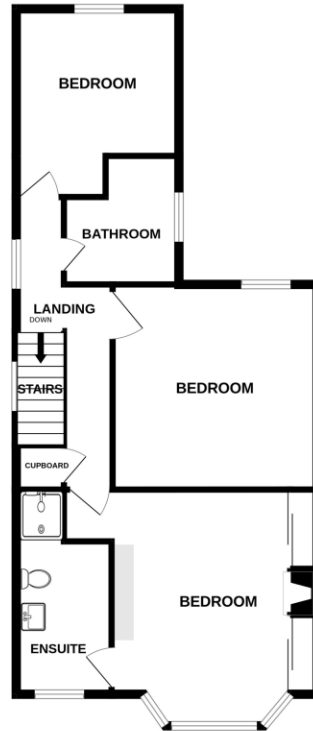
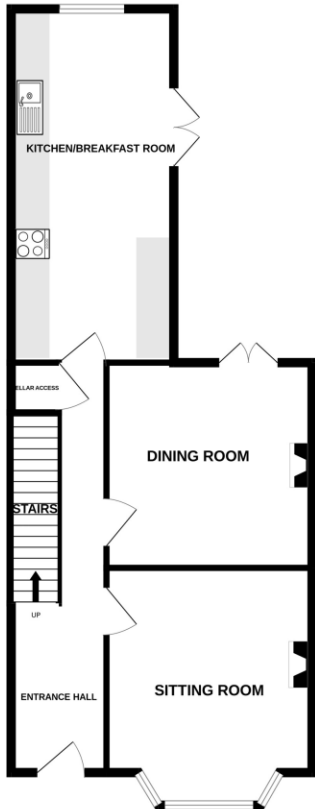


A beautiful detached Victorian home situated on one of the most sought after roads within Sudbury, benefitting from three double bedrooms, ensuite and a separate garage at the rear.

BASEMENT

GROUND FLOOR

1ST FLOOR



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Entrance hall
23' 8" x 5' 9" (7.21m x 1.75m)

Living room
15' 2" x 13' (4.62m x 3.96m)

Dining room
13' x 13' (3.96m x 3.96m)

Kitchen
17' x 10' (5.18m x 3.05m)

Landing

Bedroom one
15' 4" x 12' (4.67m x 3.66m)

Ensuite
11' 6" x 5' 7" (3.51m x 1.7m)

Bedroom two
13' 2" x 13' (4.01m x 3.96m)

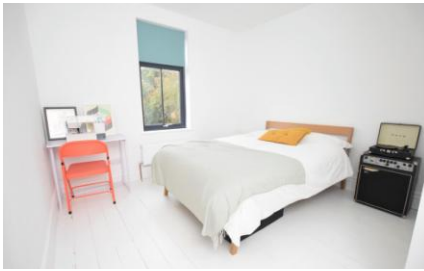
Bedroom three
10' 4" x 9' 8" (3.15m x 2.95m)

Bathroom
7' 2" max. x 7' 1" (2.18m x 2.16m)



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Outside

To the front steps lead up to a front garden which includes areas of lawn as well as various plants and shrubs and two small trees. Gated side access leads to the rear garden where you will find a generous size private garden which is currently in need of some landscaping. This established garden offers potential to create an outdoor office or studio. The garden can be accessed internally via the dining room or kitchen/breakfast room. The property also benefits from a garage which is located at the beginning of Queens Road, just a short walk from the house itself.

Location

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - F

Our ref - SP

Agents note

The vendors have relevant paperwork for all structural work they have carried out.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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Directions

Please use the postcode as the point of origin, the property is located almost Trafalgar Antiques on Melford Road. For full directions please contact a member of the sales team on 01787 327000.

To find out more or book a viewing

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