



**176 Melford Road,
Sudbury, Suffolk.**

**DAVID
BURR**



176 MELFORD ROAD, SUDBURY, SUFFOLK, CO10 1JZ

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 well-appointed four-bedroom detached house occupies an elevated position within comfortable walking distance of town amenities with pretty views over Sudbury meadows. The property enjoys ample off-road parking, garaging and wrap-around garden that has been beautifully landscaped by the current owner over a period of time. The property offers generous accommodation across two floors with three reception rooms to the ground floor, utility and cloakroom with large kitchen/breakfast room and en-suite to the master bedroom.

A four-bedroom detached house close to town amenities with beautifully landscaped garden and off-road parking.

ENTRANCE HALL: 12'3" x 9'1" (3.73m x 2.77m) An inviting space with room for shoes and coats with pretty views over the front garden and doors leading to:-

SITTING ROOM: 27'2" x 14'11" (8.28m x 4.55m) A charming vaulted room with French doors and a wall of glass to both the front and rear providing access to terrace seating areas and pretty views over both the front and rear garden. This room is split into two distinct areas with space for a dining table and study with a large seating area with log burner and stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM: 16'0" x 10'11" (4.88m x 3.33m) A light room with views over the front garden and a fully fitted kitchen with shaker style cupboards and roll edge wood effect worktop with integrated sink and mixer tap and dishwasher with space for a large Range cooker. This is finished with a tile splashback and tile floor with doors leading to:-

DINING ROOM: 15'8" x 7'5" (4.77m x 2.26m) Accessed from the kitchen or from an opening from the sitting room, this is a great sociable space with sliding doors leading to the garden room and views over the rear garden beyond.

GARDEN ROOM: 14'1" x 9'4" (4.29m x 2.84m) This is a wonderfully light room with panoramic views over the rear garden with French doors leading to the rear garden terrace.

UTILITY ROOM: Fitted with matching shaker style cupboards to the kitchen with space for a washing machine, tumble dryer, large fridge/freezer with further shelving and heated towel rail with door leading to rear garden.

CLOAKROOM: Large storage cupboard with a WC and wash hand basin with vanity unit and tile surround.

First Floor

LANDING: Large shelving unit offering huge amounts of storage with solid wooden doors leading to:-

BEDROOM 1: 12'2" x 10'0" (3.71m x 3.05m) Large window to the front offering views over the front garden and meadows beyond with opening to:-

EN-SUITE: Large double shower cubicle, WC and wash hand basin.

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BEDROOM 2: 16'0" x 12'9" (4.88m x 3.89m) A generous second bedroom with large window offering views over the front garden and meadows beyond with further Velux window for extra light and space for other bedroom furniture.

BEDROOM 3: 11'10" x 7'11" (3.61m x 2.41m) A spacious room with window to the front and glass panel door leading to a balcony seating area.

BALCONY: A great space to enjoy views over the front garden and meadow beyond with space for table and chairs.

BEDROOM 4: 12'9" x 7'5" (3.89m x 2.26m) Large window offering pretty views over the rear garden.

BATHROOM: Large window with views over the rear garden with a modern four-piece fitted suite consisting of a large walk-in shower with overhead waterfall shower and handheld shower, WC, wash hand basin with vanity unit and urinal.

Outside

To the front of the property you will find a block paved drive leading to solid wooden double gates and access to a large driveway offering ample **OFF-ROAD PARKING** and access to a **GARAGE** with up-and-over door.

The front garden has been landscaped with a number of rose bush borders, ornamental cherry tree, a collection of silver birches and other well-stocked borders full of colour. French doors leading from the sitting room give you access to a block paved seating area with the rest of the front garden being predominantly laid to lawn with an attractive wall boundary. A block paved footpath and side access gate lead you to the rear garden with initial paved seating area for entertaining with well-stocked borders full of colour and the rest of the garden being predominantly laid to lawn. To the rear corners of the garden you will find two further raised seating areas which again is a great space for entertaining and to enjoy the afternoon sun.

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

EPC RATING: Band D – 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).

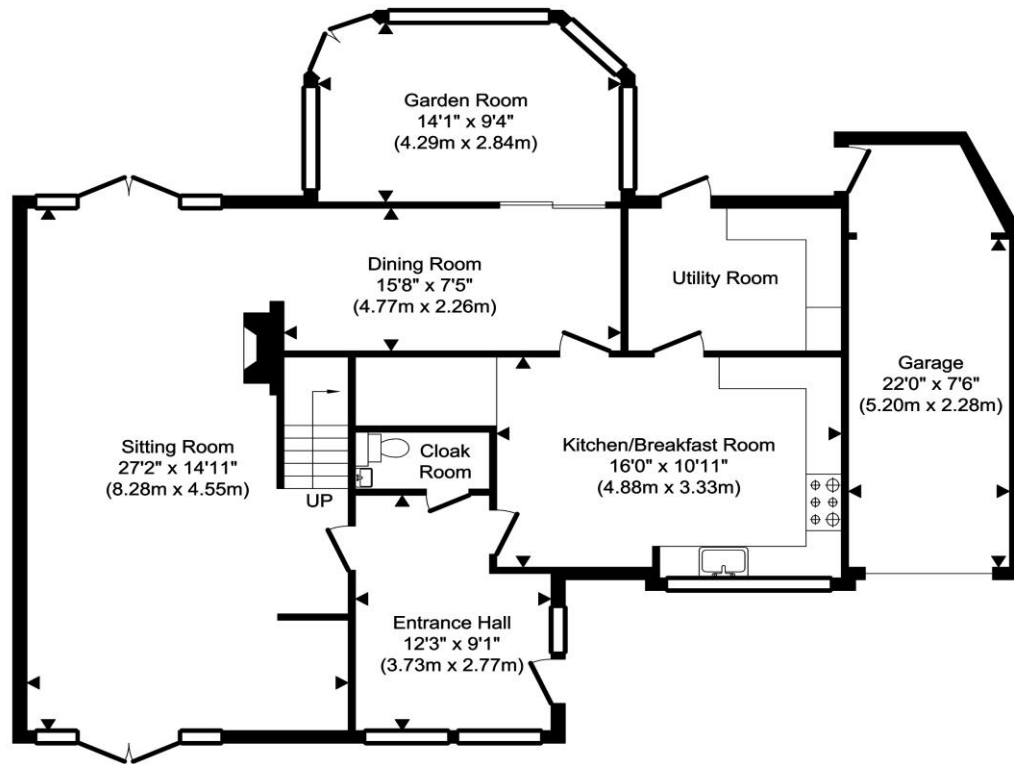
Council Tax Band: E

TENURE: Freehold

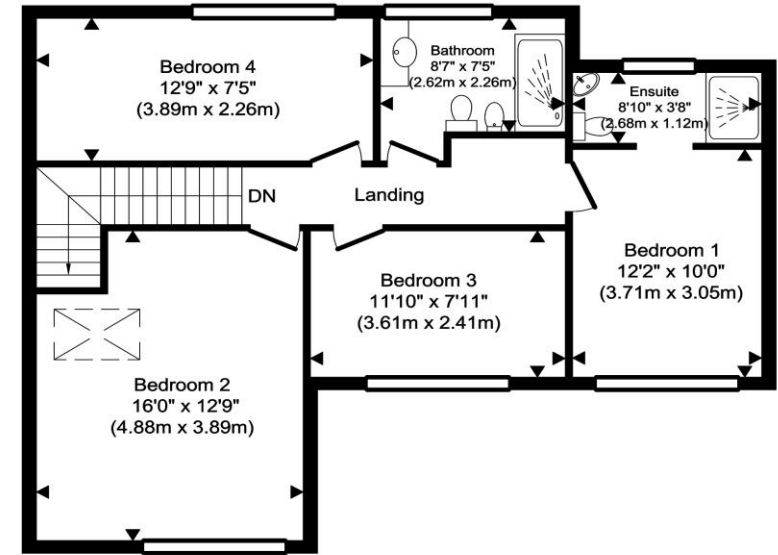
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1209.43 sq. ft.
(112.36 sq. m)



First Floor
Approximate Floor Area
708.58 sq. ft.
(65.83 sq. m)

TOTAL APPROX. FLOOR AREA 1918.02 SQ.FT. (178.19 SQ.M.)

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