



**78 Melford Road,
Sudbury, Suffolk.**

**DAVID
BURR**



78 MELFORD ROAD, SUDBURY, SUFFOLK. C010 1JX

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 Victorian Villa is located in one of the most popular parts of this well-regarded market town. The property enjoys an elevated position with meadow/countryside views and is ideally placed for countryside walks in one direction and the town centre amenities in the other. The property retains many of the original features (sash windows, high ceilings, fireplaces, etc) and is further complemented by off-road parking and a charming garden.

An elegant Victorian town house with off-road parking and garden.

ENTRANCE HALL: A spacious inviting area with a high ceiling, picture rail, pitch pine floorboards, staircase to first floor and doors to:-

DRAWING ROOM: An elegant room with a 9ft10 ceiling height, pitch pine floorboards, picture rail and a large triple sash bay window. Fireplace with ornate surround including attractive tiled slips and moulded wood surround.

SITTING ROOM: A versatile space with a high ceiling, picture rail, deep skirting, pitch pine floorboards, useful storage cupboards, fireplace and double doors opening on to terracing and the garden beyond.

KITCHEN/DINING/LIVING ROOM: An exceptional room divided into two distinct areas with a high ceiling and a wall of glass incorporating a set of double doors. The dining/living area has a fireplace with a raised brick hearth and moulded wood surround. The kitchen area has a large sash window providing a view over the garden and is finished with an extensive range of matching modern units and thick Granite worktops that incorporate a single drainer sink unit and vegetable drainer. Space for full height fridge/freezer and space for large range cooker. Plumbing for dishwasher.

CELLAR: A versatile space that could be utilised for a variety of different uses.

LAUNDRY ROOM: A useful room with a view over the rear garden. Tiled floor with space for washing machine and tumble dryer. Worktop, storage cupboards and sink unit. Door to garden.

CLOAKROOM: Fitted WC and wash hand basin.

SHOWER ROOM: Fully tiled shower cubicle and heated towel rail.

First Floor

LANDING: High ceiling, picture rail and sash window with pretty leaded glass inset. Doors to:-

BEDROOM 1: With a high ceiling, exposed floorboards and 2 large sash windows which provide views over the water meadows and countryside in the distance. There are extensive built-in wardrobes and an ornate Victorian fireplace.

BEDROOM 2: 2 large sash windows providing meadow views with countryside beyond. Pitch pine floorboard, high ceiling, picture rail, wardrobes and pretty Victorian fireplace. Staircase rising to:- **Second floor/Loft:** (which in turn offers potential to create further living space subject to the necessary planning consent).

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BEDROOM 3: A light room overlooking the rear garden and roof-tops beyond. High ceiling, 2 sash windows, pitch pine floorboards, picture rail and pretty Victorian fireplace.

BEDROOM 4: A large sash window provides a view over the rear garden. High ceiling, picture rail, built-in wardrobes, shelving and pitch pine floorboards.

FAMILY BATHROOM: Attractively tiled and finished with a bath that includes a separate shower over and side screen. Heated towel rail and wash hand basin. Large sash window.

CLOAKROOM: Attractive tiled floor and fitted WC.

Outside

The **OFF-ROAD PARKING** is accessed from New Queens Road to the rear of the property and includes a tarmac drive and pathway that leads to the rear garden.

To the front of the property there is an established Yew hedge and brick pillared entrance with handmade wrought iron gate opening to a central rising stone staircase bordered by established shrubs and trees.

The rear garden is one of the property's most attractive features with large areas of terracing designed with entertaining/dining Alfresco in mind, this is complemented by large open expanse of lawn, established hedging and external lighting.

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

LOCAL AUTHORITY: Babergh District Council: 0300 123 4000.
Council Tax Band: F - £3,080.12 – 2024/25.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

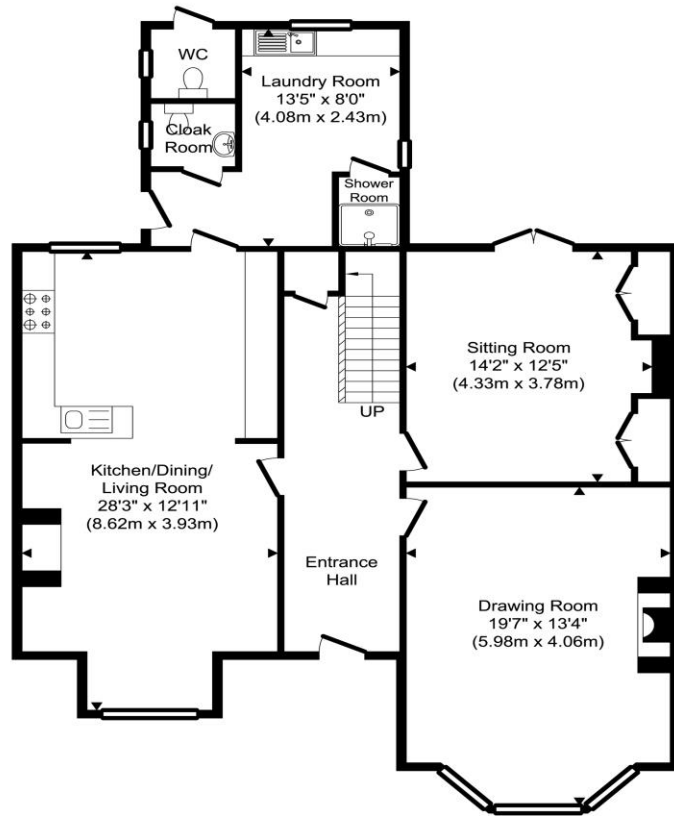
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WHAT3WORDS: ///vipers.records.lifeguard.

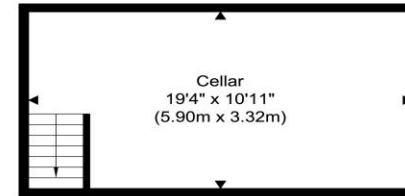
VIEWING: Strictly by prior appointment only through DAVID BURR.

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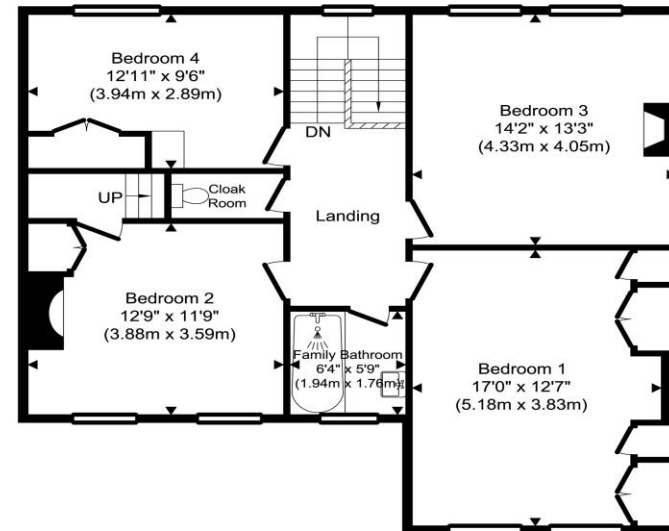
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Ground Floor
Approximate Floor Area
1112.45 sq. ft.
(103.35 sq. m)



Cellar
Approximate Floor Area
210.75 sq. ft.
(19.58 sq. m)



First Floor
Approximate Floor Area
898.24 sq. ft.
(83.45 sq. m)

TOTAL APPROX. FLOOR AREA 2221.45 SQ.FT. (206.38 SQ.M.)
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