



**41 Melford Road,
Sudbury, Suffolk**

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41 MELFORD ROAD, SUDBURY, SUFFOLK, CO10 1JS

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 is believed to be one of the oldest properties along Melford Road and was previously a 19th Century weaver's cottage with adjoining factory behind. The property has undergone a sympathetic renovation under the current ownership with a significant extension to the rear creating a wonderful 50ft kitchen/dining/family room as well as a guest bedroom with en-suite and master suite to first floor. Ample off-road parking can be found to the front of the property with the private garden being accessed by bifold doors from the family room with a private cinema room found to the basement.

A stunning family home.

ENTRANCE HALL: A solid wood and obscure glass door brings you to this room with space for shoes and coats with staircase leading to first floor and doors leading to:-

KITCHEN/DINING/FAMILY ROOM: This is a wonderfully sociable room split into distinct areas by split levels with initial sitting room area leading down to the kitchen/breakfast room with a bespoke fitted shaker kitchen with oak worktop and double butler sink with mixer tap and attractive hexagonal tile splashback with matching shelving and contrasting navy larder unit providing useful storage. Integrated appliances include a fridge/freezer, dishwasher and Range cooker with oak breakfast bar seating area and stable door providing side access. Steps down from here bring you to the dining room which is a part-vaulted room exposing timbers finished with a matching stone floor to the kitchen with bifold doors leading to rear terrace in turn providing pretty views over the rear garden.

STUDY: Situated at the front of the house, this is very conveniently placed with exposed brickwork and timber and window to the front.

CLOAKROOM: A two-piece suite consisting of a close coupled WC, corner wash hand basin with mixer tap and tile splashback.

GUEST BEDROOM: A generous double bedroom with exposed timbers, bifold doors leading to the rear garden and door leading to:-

EN-SUITE: A beautifully finished three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and bespoke vanity unit with a walk-in wet room style shower area with glass return, overhead shower and attractive tile surround.

BASEMENT: Accessed off the kitchen/dining/family room.

CINEMA ROOM/SITTING ROOM: This is a wonderfully peaceful room finished with a herringbone brick floor with your attention immediately drawn to the soft red brick fireplace with useful alcoves for furniture, exposed timbers and space for a large media set up for film lovers. Opening to:-

LAUNDRY ROOM: Space for a washing machine and tumble dryer with oak worktop above and double door, full-height cupboard providing useful storage whilst also housing the underfloor heating system with exposed timbers and fireplace. This room has also been used as a home office in more recent times.

First Floor

LANDING: A light room with a window to the side and doors leading to:-

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MASTER BEDROOM: A vaulted room with double Velux window to the rear offering meadow views whilst also allowing for natural light to pour in. Door leading to:-

EN-SUITE: A four-piece suite consisting of a low threshold double-width walk-in shower with a waterfall shower and handheld shower and herringbone tile splashback, close coupled WC and his-and-hers wash hand basin with mixer tap and bespoke vanity unit.

BEDROOM 3: A light room with street scene views to the front and exposed brickwork.

BEDROOM 4: An L-shaped room with window to the front, this room could be knocked through to bedroom 3 to create a large double with flexibility of the study then becoming the fourth bedroom.

FAMILY BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with attractive tile surround and bespoke vanity unit, heated towel rail and free-standing bath with overhead waterfall shower.

Outside

To the front of the property a shingle drive provides ample **OFF-ROAD PARKING** and in turn access to the front door with side access stable door and footpath leading to the rear garden.

To the immediate rear of the property is a terrace seating area being a great space for entertaining with access via bifold doors off both the family room and guest bedroom with the rest of the garden being predominantly laid to lawn with established borders of shrubs and hedging.

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

EPC RATING: Band C – 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: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: teams.flag.outfitter

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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