



DAVID
BURR

76 Melford Road,
Sudbury, Suffolk



76 MELFORD ROAD, SUDBURY, SUFFOLK, CO10 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.

A charming three double bedroom detached house situated on one of Sudbury's most popular roads ideally located for both town amenities and meadow walks. The part-walled private rear garden is one of the property's most attractive features with a recent planning application passed to create off-road parking to the front.

A three-bedroom detached house close to town amenities with garden and planning for off-road parking.

ENTRANCE HALL: Open staircase leading to first floor. This room is finished with a parquet flooring with 8.5ft ceilings that continue into both the sitting room and dining room with doors leading to:-

SITTING ROOM: 28'0" x 12'6" > 11'0" (8.53m x 3.81m > 3.35m)

A wonderfully light double aspect room with large bay window overlooking the front garden with glass panel door leading to rear garden terrace. This room is split into two distinct areas with an initial more formal seating area with your attention immediately drawn to the Victorian fireplace with inset multi-fuel burner, tiled surround and moulded mantel with a further snug seating area beyond this with useful alcoves for living room furniture.

DINING ROOM: 15'5" x 11'0" (4.70m x 3.35m) A more formal reception room with large bay window overlooking the front garden, accessed via glass panel doors from the kitchen/breakfast room and finished with a parquet floor.

KITCHEN/BREAKFAST ROOM: 19'7" x 16'5" (L-shape) (5.97m x 5.00m) You initially come into the breakfast seating area with space for table and chairs and breakfast bar beyond with a fully fitted shaker style kitchen with wood effect worktop, attractive tile splashback and two

windows providing pretty views over the rear garden. Integrated appliances include a one-and-a-half composite sink with drainer unit and mixer tap, dishwasher with space for a large fridge/freezer, Range style cooker and washing machine.

UTILITY/BOOT ROOM: Accessed off the kitchen, this is a particularly useful room with glass panel door to the side providing useful access with space for shoes and coats tumble dryer and useful storage cupboard.

BATHROOM: A three-piece suite consisting of a large panel bath, WC and wash hand basin with built-in vanity unit and matching storage drawers and heated towel rail.

CELLAR: A large understairs storage cupboard with ladder brings you to the cellar that provides useful cool storage.

First Floor

LANDING: Window to the front provides natural light to the central landing with doors leading to:-

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BEDROOM 1: 11'5" x 11'1" (3.48m x 3.38m) Situated at the back of the house, this room enjoys pretty views over the rear part-walled garden with space for a large double bed and other bedroom furniture.

BEDROOM 2: 12'8" x 11'0" (3.86m x 3.35m) A spacious double bedroom with useful alcoves for bedroom furniture with large window to the front.

BEDROOM 3: 12'6" x 10'4" (3.81m x 3.15m) A generous double bedroom with large window to the front offering seasonal views over the Sudbury Meadows.

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, wash hand basin and large walk-in shower. A large airing cupboard provides ample storage and space to create an en-suite (subject to planning).

Outside

The garden has been landscaped for low maintenance being predominantly laid to lawn with a range of rose bushes, a walled front boundary with a footpath leading to front door and providing side access to rear garden.

Parking can be found on street but a recent planning application has been granted to create private off-road parking with removal of the front wall and leveling part of the front garden.

To the immediate rear of the property is a terrace seating area which is part sheltered providing a great space to enjoy the garden and for entertaining. Raised sleeper borders full of seasonal colour immediately catch your eye with matching sleeper steps leading to a lawned area with well-stocked colourful borders, shrubs, hedges and young trees. This is one of the property's most charming features being part-walled with large **greenhouse, workshop and pergola** to the rear of the garden with power connected.

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

EPC RATING: Band E – 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: D

TENURE: Freehold.

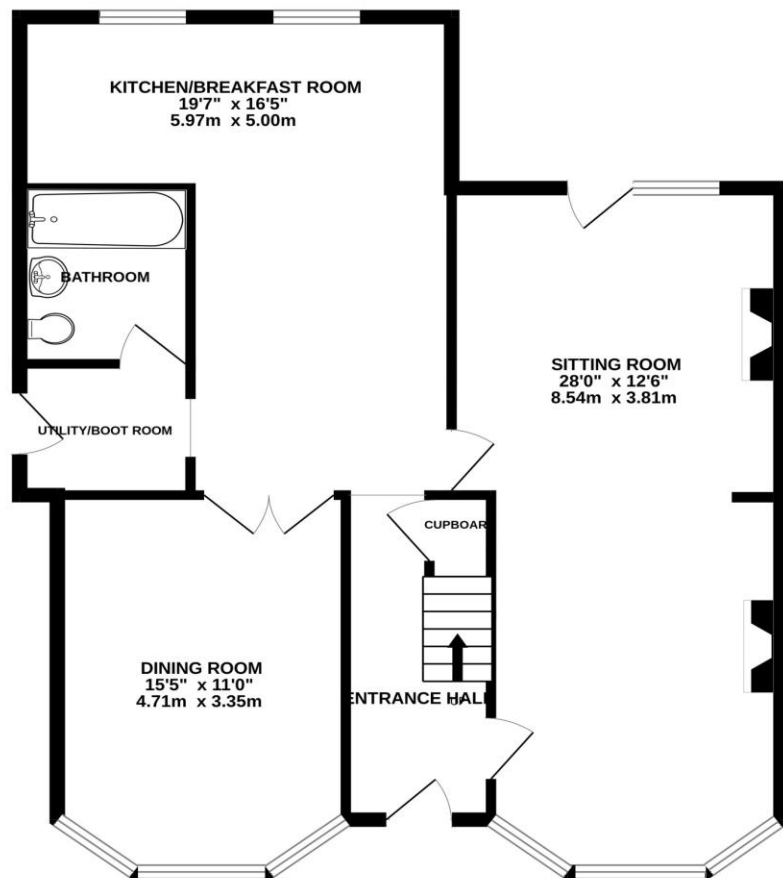
WHAT3WORDS: ///nerve.landlady.hulk

VIEWING: Strictly by prior appointment only through DAVID BURR.

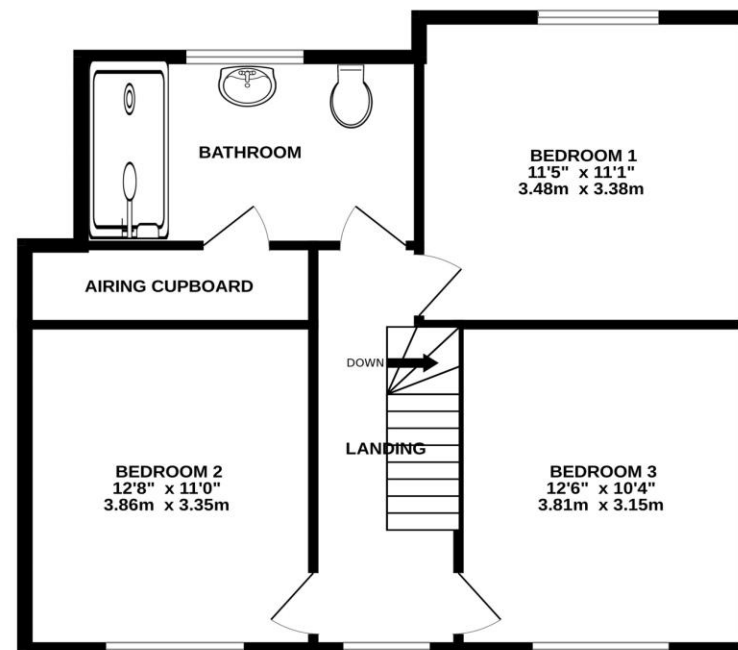
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GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.

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