

New Home, Melford Road, Sudbury, Suffolk

NEW HOME, MELFORD ROAD, SUDBURY, SUFFOLK, CO10 1XT

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 a fantastic opportunity to purchase a stunning building plot for a new home, a stone's throw from the Sudbury water meadows. Each of the fourbedrooms are generous doubles with balcony and en-suite to master, ample off-road parking, garage, carport and potential access onto the River Stour. Measuring circa 0.21 acres.

A stunning plot within close proximity to the Sudbury Meadows.

To the ground floor is a large open-plan kitchen/dining/family room stretching from front to back with bifold doors overlooking the garden with further study, utility, cloakroom and more formal sitting room, again with bifold doors offering great views over the westerly facing garden towards the Stour meadows beyond. In addition to the living space there is a guest bedroom to the ground floor which is a generous size double with its own private en-suite. To the first floor you will find two double bedrooms served by a family bathroom with a master suite and balcony offering elevated views. To the front of the property you will find ample **OFF-ROAD PARKING** as well as **GARAGE** and **CARPORT** with a generous westerly facing rear garden with the potential to create an access leading to the River Stour.

ENTRANCE HALL: 19'8" x 10'6" (6.00m x 3.20m)

KITCHEN/DINING/FAMILY ROOM: 33'2" x 21'8" (10.10m x 6.60m)

SITTINGROOM: 17'1" x 17'1" (5.2m x 5.2m)

STUDY: 9'6" x 6'7" (2.90m x 2.00m)

UTILITY: 7'11" x 6'3" (2.40m x 1.90m)

GUEST BEDROOM: 14'5" x 14'1" (4.4m x 4.3m)

EN-SUITE

CLOAKROOM

First Floor

LANDING: 20'0" x 19'6" (6.10m x 5.95m)

MASTER BEDROOM: 18'4" x 16'5" (5.60m x 5.00m)

EN-SUITE

BEDROOM 2: 19'8" x 16'1" > 9'10 (6.00m x 4.90m > 3.00m)

BEDROOM 3: 16'5" x 10'10" (5.00m x 3.30m)

FAMILY BATHROOM

PLANNING: Planning permission can be viewed on the Babergh district council website with planning number DC/22/02879

AGENTS NOTE: The plot is available to purchase for £325,000.

NEW HOME, MELFORD ROAD, SUDBURY, SUFFOLK, CO10 1XT

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

TENURE: Freehold.

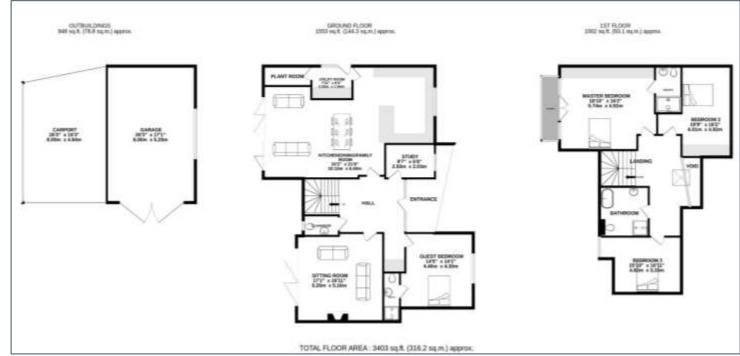
WHAT3WORDS: ///interview.pinks.elbowing

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.





Long Melford 01787 883144 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245 Newmarket 01638 669035 Bury St Edmunds 01284 725525 London 020 78390888 Linton & Villages 01440 784346

