



38 MELFORD ROAD
Sudbury, Suffolk

Carter Jonas

38 MELFORD ROAD, SUDBURY, SUFFOLK, CO10 1LT

- Long Melford - 3 miles
- Bury St Edmunds 16.5 miles
- Ipswich - 21 miles
- Colchester - 15 miles -

Detached Period House • Three Bedrooms • Sitting Room • Dining Room • Kitchen/Breakfast Room • Ensuite to Principal Bedroom • Family Bathroom • Cellar • Garden

DESCRIPTION

38 Melford Road is a handsome detached house located just to the north of Sudbury town centre. The house was built in the 19th century and its architecture is typically Victorian, with symmetrical rooms, high ceilings, sash windows and fireplaces. The front door which boasts some lovely stained glass, allows access to a generous entrance hall with views all the way through to the rear gardens. A front spacious sitting room, decorated in a sulking room pink, offers natural light owed to the large bay window, with a original Victorian fireplace and exposed pine flooring. Adjacent to this is a dining room with original parque flooring and Victorian fireplace with double doors to the terrace. The newly rennovated kitchen/breakfast room is fully fitted with double ovens, induction hob and a seating area, with a picture window, capturing garden views. A cellar is found on the lower floor, and could be an ideal home office, playroom or studio. Via the easy rising stairs, a spacious landing gives access to the principle bedroom with fitted cupboards and a generous shower ensuite. Two further double bedrooms and a large family bathroom. The attic space is accessible, and this could offer further living space, if required.

A HANDSOME DETACHED 3 BEDROOM HOUSE, WHICH HAS UNDERGONE SYMPATHETIC RESTORATION TO PROVIDE A PERFECT FAMILY HOME, WITHIN WALKING DISTANCE OF SUDBURY MARKET TOWN



OUTSIDE

Outside, the house is set on elevated ground and captures charming 'chimney pot' and meadow views. The principal garden is to the rear (east) which is well established and garaging via separate negotiation onto New Queens Road.

LOCATION

Sudbury is a thriving market town centred around the market square set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, gas and drainage

Local Authority: Babergh

Council Tax: Band E

Viewings: By appointment with Carter Jonas
Tel: 01787882881

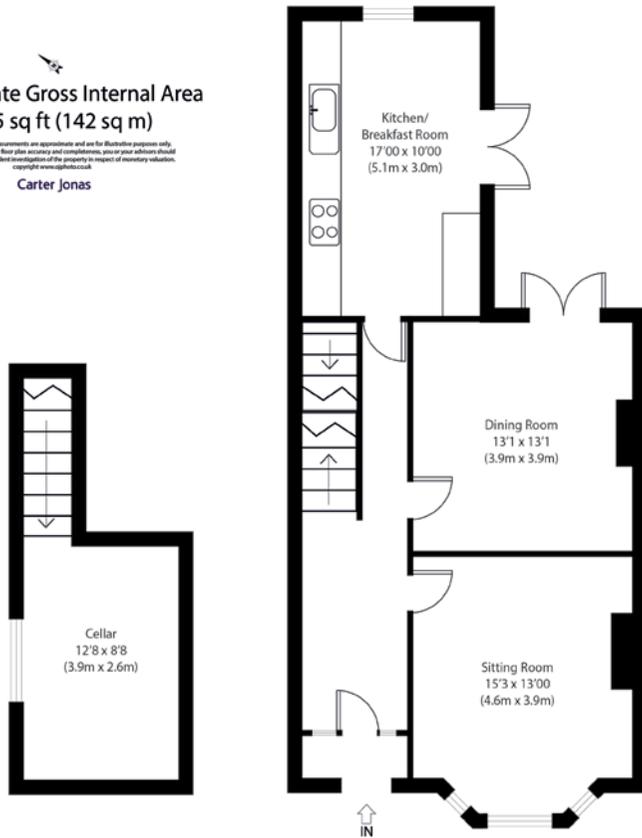
What3Words: ///bucked.northward.aimless



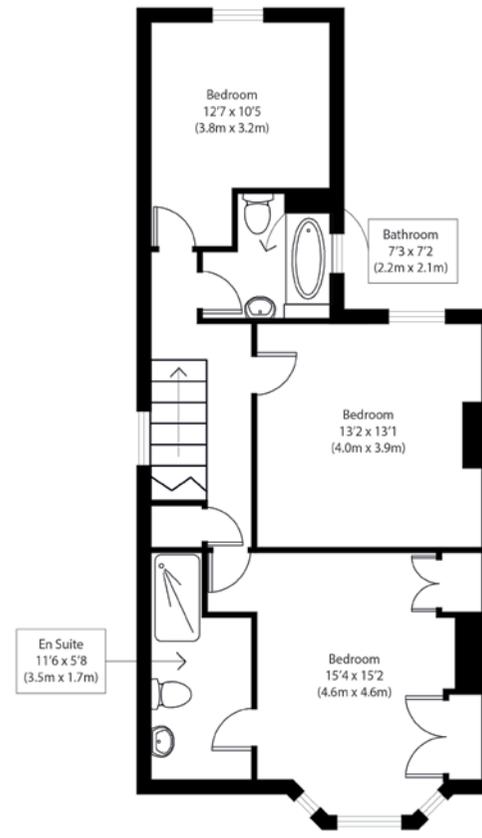
Approximate Gross Internal Area
1525 sq ft (142 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, your agent should conduct a careful independent investigation of the property in respect of monetary valuation.

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Ground Floor



First Floor



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