



**Guide Price - £325,000 -
£350,000**

Melford Road, Sudbury



Set behind a neatly kept front lawn enclosed by a brick wall, this attractive family home offers spacious and flexible living, a mature rear garden, and the option to purchase a nearby garage on Queen Street via separate negotiation.

A brick pathway leads to the front door and wraps around to gated rear access. Inside, the porch opens into a welcoming entrance hall with stairs to the first floor and doors to the living and dining rooms. The bright, dual-aspect living room was formerly two rooms and now provides a large space with a feature fireplace and window to the front, flowing into a sun room that opens to the garden and links back to the dining room.

The dining room includes a built-in cupboard and leads to a well-equipped kitchen with wall and base units, worktops, inset sink and hob, integrated double oven and dishwasher, plus a wall-mounted boiler. The adjoining utility area provides space for white goods, further units, a second sink, and access to the garden. A ground floor WC completes the downstairs layout.

Upstairs, the landing leads to three well-proportioned double bedrooms, two overlooking the rear garden, and a family bathroom with bath, shower, WC, and basin. Additional storage is available via built-in cupboards on the landing.

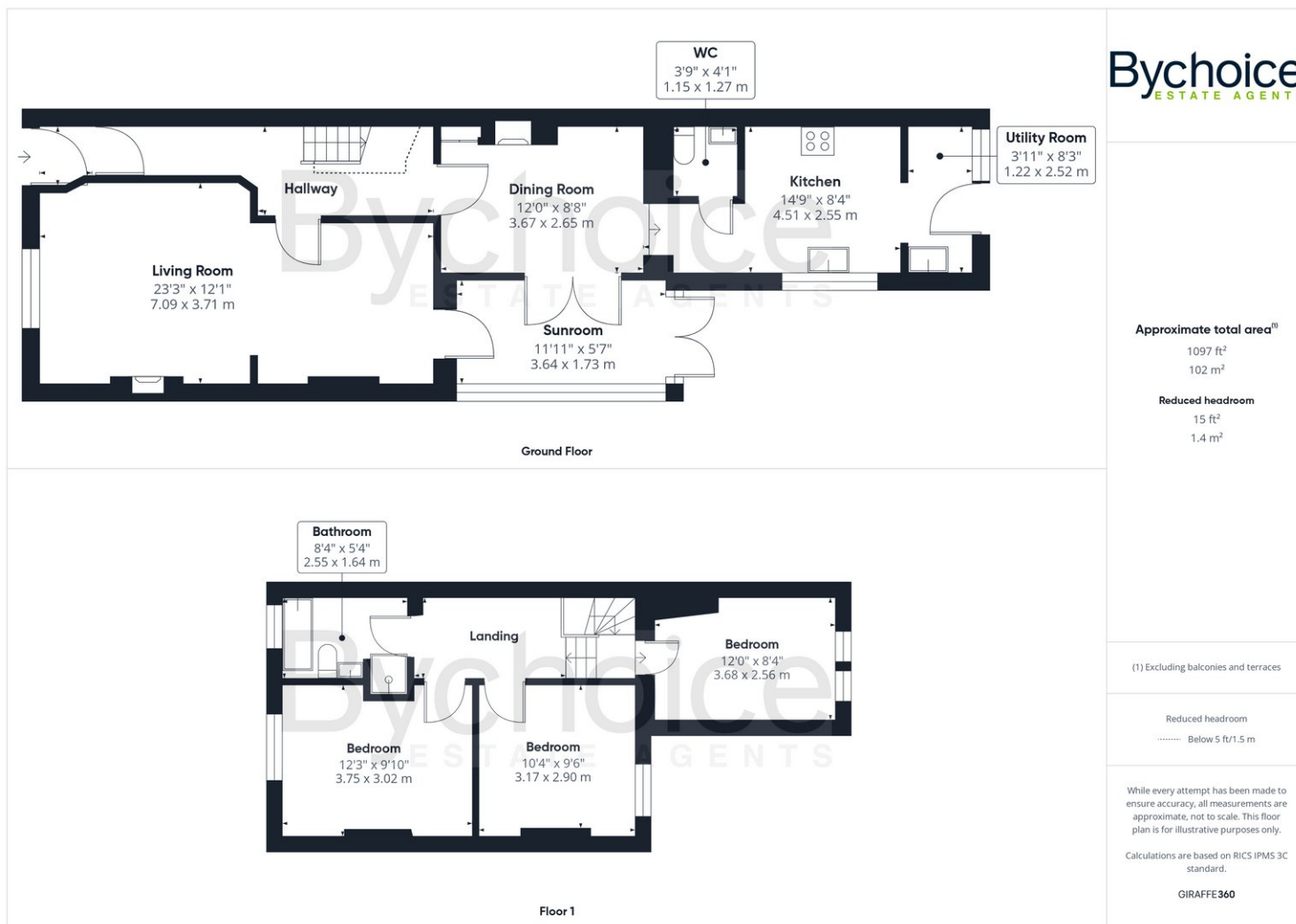
The mature rear garden features a paved patio ideal for outdoor dining, a generous lawn, established hedging for privacy, a vegetable patch, greenhouse, and timber shed.

Located in sought-after Sudbury, the property is ideally positioned for access to local shops, restaurants, schools, and green spaces. Excellent transport links include the town's own train station with direct connections to London, and easy road access to Long Melford, Bury St Edmunds, Colchester, and Ipswich.









Council & Council Tax Band – Babergh District Council - Band C

Tenure – Freehold

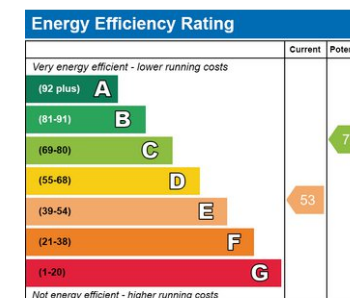
Broadband – Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps available. (Ofcom Data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodafone (Ofcom Data)

Utilities – Mains drainage, water, electric, gas central heating.

Property Construction – Standard brick construction.

Rights and Restrictions – Located within Sudbury conservation area.



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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