



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WILKINSON WAY, MELTON, IP12 1SS

TENURE : FREEHOLD

OFFERS OVER £525,000

- Popular Location
- Four Bedrooms
- Garage & Driveway
- Detached Home
- Conservatory
- No Onward Chain

THE ACCOMMODATION



Entrance Lobby

With door in to the...

Living Room 4.90m x 4.08m (16' 1" x 13' 5")

With feature fireplace, window to front aspect and door to the...

Dining Room 3.40m x 3.19m (11' 2" x 10' 6")

With stairs off to the first floor, door in to the kitchen and sliding patio doors to the...



Conservatory 3.01m x 3.15m (9' 11" x 10' 4")

A generously proportioned addition with pleasant outlook over the garden and doors to outside.

Kitchen 3.03m x 2.60m (9' 11" x 8' 6")

Fitted with a range of wall and base cabinets with work surfaces, inset sink/drain unit, electric oven, gas hob and cooker hood, window to rear aspect and door to the...



Utility Room 1.84m x 1.43m (6' x 4' 8")

With plumbing for washing machine, wall-mounted boiler and door to outside.

Cloakroom

Fitted with a WC and wash basin.

First Floor Landing

With doors to...

Bedroom One & En-Suite 4.09m x 3.56m (13' 5" x 11' 8")

(Bedroom measurement only) A large double bedroom with fitted wardrobes, window to front aspect and door to the En-Suite Shower Room; fitted with a WC, wash basin and shower enclosure.

Bedroom Two 3.17m x 3.01m (10' 5" x 9' 11")

Another good double room with window to rear aspect.

Bedroom Three 3.41m x 1.98m (11' 2" x 6' 6")

With window to rear aspect.

Bedroom Four 2.67m x 2.49m (8' 9" x 8' 2")

With window to front aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath, with window to side aspect and airing cupboard.

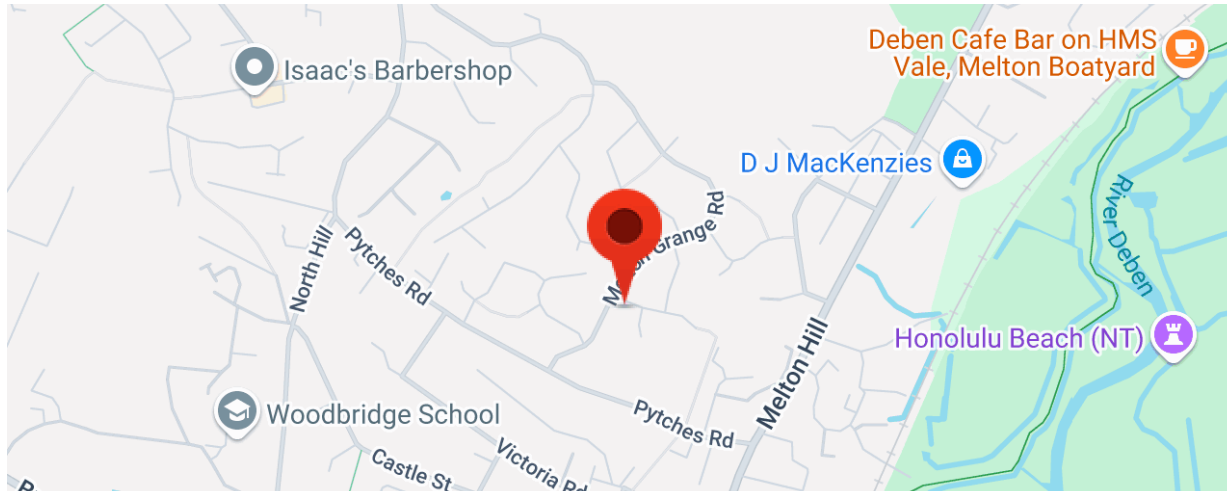
Outside

To the front of the property is a lawned area with planting bed and a block-paved driveway leading to the garage, which has an up-and-over door and power and light connected. There's a side gate providing pedestrian access to the rear garden, which has a lawn, patio, planting beds and fences to boundary.

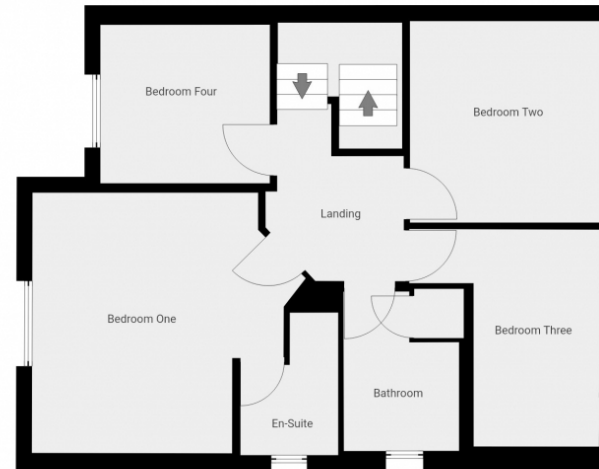
THE PROPERTY & LOCATION

A modern detached family home in a popular location within Melton; on the fringes of Woodbridge. The property is now at a point where it needs updating, but it has been well maintained and is available with no onward chain. The accommodation comprises an entrance lobby, living room, dining room, conservatory, kitchen, utility room, four bedrooms, an en-suite and a family bathroom. There's also a garage and driveway, gas central heating and double-glazed windows.

Wilkinson Way is situated on the popular Melton Grange development, accessed from Bredfield Road and Pytches Road. The location provides easy access to the Town Centre, to schools and all the amenities Woodbridge has to offer.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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