



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MELTON GRANGE ROAD, MELTON, IP12 1SA

TENURE : FREEHOLD

GUIDE PRICE £650,000

- Detached Family Home
- Four Bedrooms
- Gas C/H & D/G Windows
- Popular Location
- Two Reception Rooms
- Double Garage

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, with storage under and doors to...

Cloakroom

Fitted with a WC and wash basin.

Kitchen 3.66m x 2.94m (12' x 9' 8")

(max measurements provided) Fitted with a range of wall and base cabinets with work surfaces, electric oven, gas hob and cooker hood, inset sink/drain unit, plumbing for washing machine, window to rear aspect and a door giving access to the rear garden.



Dining Room 3.47m x 3.04m (11' 5" x 10')

With window to front aspect.

Living Room 5.13m x 3.65m (16' 10" x 12')

A good-sized living room with glazed sliding doors overlooking and giving access to the rear garden.



First Floor Landing

With airing cupboard, loft access and doors to...

Bedroom One & En-Suite 5.46m x 3.35m (17' 11" x 11')

(Bedroom measurement only) a large principal bedroom with windows to rear and side aspect, built-in double wardrobe and an En-Suite Bathroom fitted with a panelled bath, shower enclosure, WC and wash basin, and window to rear aspect.

Bedroom Two 4.70m x 3.53m (15' 5" x 11' 7")

Another large double with window to front aspect.

Bedroom Three 4.21m x 2.59m (13' 10" x 8' 6")

A third double with window to front aspect.

Bedroom Four 2.78m x 2.01m (9' 1" x 6' 7")

With window to rear aspect.

Bathroom

Fitted with a panelled bath with shower over, WC, and wash basin.

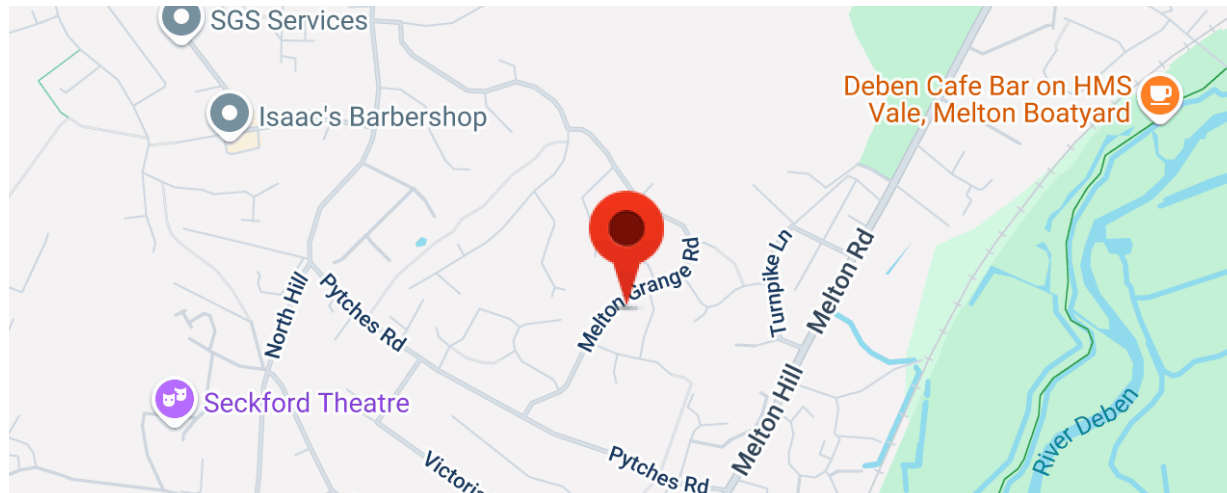
Outside

To the front of the property is a lawned area with planting beds and a tarmac driveway providing off road parking for several vehicles and access to the double garage (approx 4.70m x 5.40m/ 17'9" x 15'5") which has power and light connected and a door to the garden. The rear garden has a patio area, lawn, well stocked planting beds and a pretty, private and secluded garden area with a pond.

THE PROPERTY & LOCATION

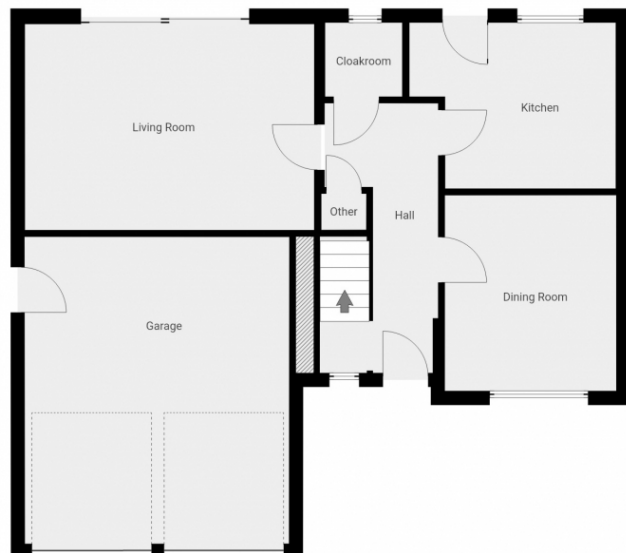
A beautifully presented detached family home situated in a popular area within Melton. The generous accommodation comprises an entrance hall, cloakroom, two reception rooms, kitchen, four bedrooms, en-suite and family bathroom, and a double garage and driveway. There's also a pleasant private garden, gas central heating and double-glazed windows.

Located on the popular Melton Grange development, accessed from Bredfield Road and Pytches Road, this sought after position provides easy access to the Town Centre, the River Deben, a mainline railway station, 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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Disclaimer

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