



**WILKINSON WAY, MELTON, IP12 1SS**

**TENURE : FREEHOLD**

**GUIDE PRICE £600,000**

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Double garage
- No Onward Chain

# THE ACCOMMODATION



## Entrance Hall

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

## Cloakroom

Fitted with a WC and wash basin.

## Living Room $6.85m \times 3.45m$ (22' 6" x 11' 4")

A spacious living room with box-bay window to front aspect, glazed sliding patio doors to the rear and double doors to the...

## Dining Room $3.06m \times 3.18m$ (10' x 10' 5")

With sliding patio doors to the rear garden and a door back to the hallway.

## Study $3.48m \times 2.33m$ (11' 5" x 7' 8")

With dual aspect windows.

## Kitchen/Breakfast Room $3.68m \times 3.44m$ (12' 1" x 11' 3")

Fitted with an extensive range of cabinets, work surfaces, electric double oven, hob and cooker hood, inset one-and-a-half bowl/drainer sink unit, plumbing for dishwasher, window to rear aspect, and door to the...

## Utility Room $2.42m \times 1.48m$ (7' 11" x 4' 10")

Fitted with cabinets, work surface, inset sink/drainer unit, plumbing for washing machine and wall-mounted boiler. Door to outside.



**First Floor Gallery Landing** with airing cupboard, window to front aspect and doors to...

## Bedroom One & En-Suite $3.73m \times 3.43m$ (12' 3" x 11' 3")

(Bedroom measurement only) With window to rear aspect, built-in wardrobes and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

## Bedroom Two $3.45m \times 3.28m$ (11' 4" x 10' 9")

With window to rear aspect.

## Bedroom Three $3.45m \times 2.97m$ (11' 4" x 9' 9")

With window to front aspect.

## Bedroom Four $2.89m \times 2.23m$ (9' 6" x 7' 4")

(max measurements) With window to rear aspect.

## Family Bathroom

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

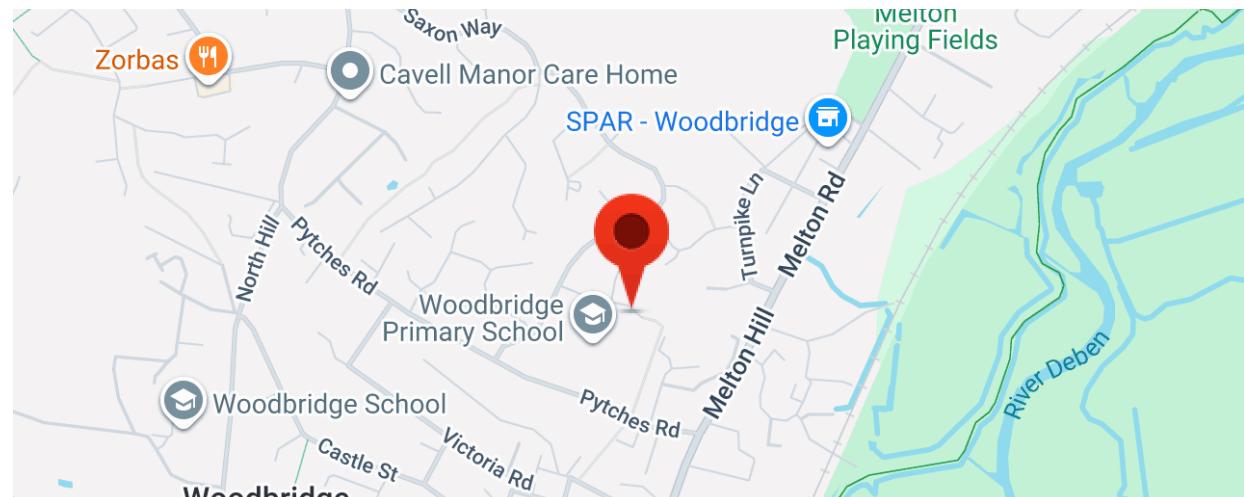
## Outside

To the front of the property is a garden with lawn, planting beds, gated access to the rear garden, and a driveway to the side providing off-road parking and access to the double garage, which has two up-and-over doors, power and light and a further courtesy door to the rear garden. To the rear is a lawn, large patio area, well-stocked beds and mature shrubs.

## THE PROPERTY & LOCATION

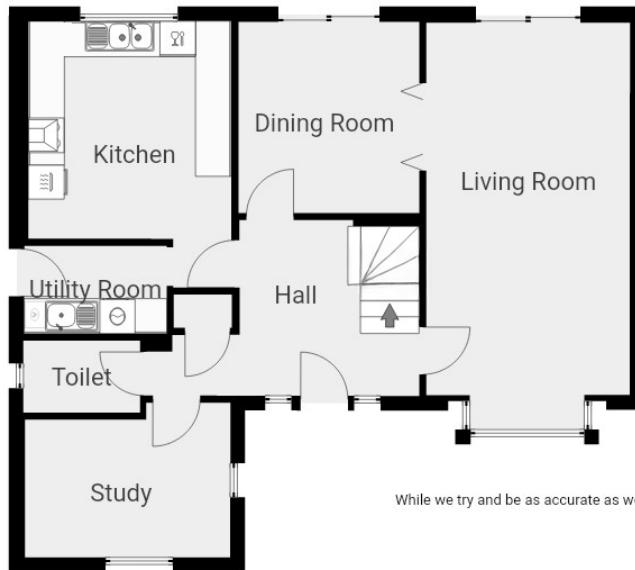
A spacious detached home within an attractive cul-de-sac in a much-sought location. The property comprises a spacious hallway, cloakroom, living room, dining room, study, kitchen, utility room and four bedrooms with an en-suite and family bathroom. The property offers a fantastic opportunity for someone to really make it their own. There's a double garage, gas central heating, double glazed windows, solar panels and no onward chain.

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.

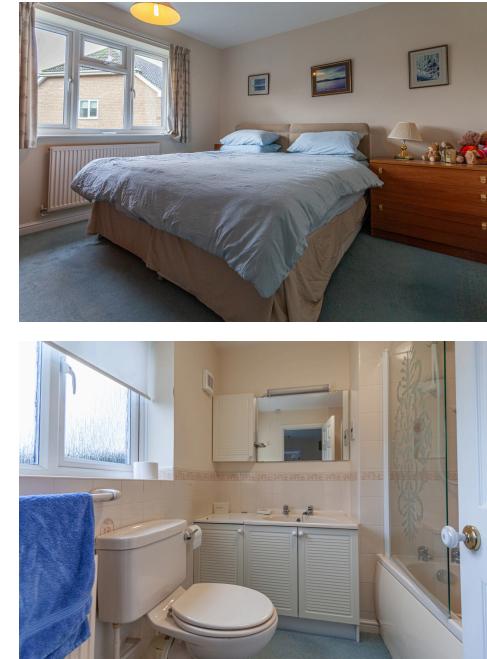


TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



### Council Tax Banding : F

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

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given