

Summary

A fantastic opportunity to purchase arguably the best home on the development! This 4 double bedroom detached home comes on a large plot with views over an open green to the front. as well as spacious bedrooms the master bedroom come complete with a dressing area and ensuite, whilst downstairs the accommodation boasts, sitting room, dining room, study and a spacious, fully fitted kitchen breakfast room and utility. In addition the property benefits from double garage and driveway.

Description

Approximate Room Sizes

ENTRANCE HALL A spacious entrance hall with Antico flooring and doors leading to all rooms.

GROUND FLOOR WC Close coupled wc, pedestal wash hand basin

SITTING ROOM 16' 11" x 12' 0" (5.16m x 3.66m) With French doors to the rear garden.

DINING ROOM 11' 8" x 9' 4" (3.56m x 2.84m) Window to the front.

STUDY 12' 7" x 7' 1" (3.84m x 2.16m) Window to the front.

KITCHEN BREAKFAST ROOM 21' 5" x 18' 9" (6.53m x 5.72m) a large kitchen breakfast room with French doors over looking the rear garden. Range of base and wall units with worktops over and inset bowl and drainer unit. Integrated Hob, cooker, extractor, fridge, freezer and dishwasher. Antico flooring.

UTILITY 7' 4" x 5' 2" (2.24m x 1.57m) Door to the side, range of base and wall units with work surface over and inset sink unit. integrated washer dryer. Antico flooring.

FIRST FLOOR LANDING Airing cupboard housing cylinder.

MASTER BEDROOM 16' 11" x 11' 10" (5.16m x 3.61m) Window to the front and side.

DRESSING AREA 10' 4" x 7' 5" (3.15m x 2.26m) Window to the rear and a range of fitted wardrobes with hanging space and shelving.

ENSUITE BATHROOM Modern suite comprising of a close coupled wc, pedestal wash hand basin, shower cubicle and panelled bath. Part tiled walls. Heated towel rail.

BEDROOM 2 12' 2" x 10' 6" (3.71m x 3.2m) Window to the rear.

ENSUITE White suite comprising over a close couple wc, pedestal wash hand basin, and shower cubicle. part tiled walls, heated towel rail.

BEDROOM 3 11' 0" x 9' 7" (3.35m x 2.92m) Window to the front.

BEDROOM 4 11' 10" x 10' 9" (3.61m x 3.28m) Window to the front.

FAMILY BATHROOM Comprising of a close couple wc, pedestal wash hand basin, paneled bath and separate shower, part tiled walls and heated towel rail.

GARDENS The good sized rears gardens commence with a paved patio area with the remainder being mainly laid to lawn with timber fence surround. side access leads round to the double garage and driveway.

DOUBLE GARAGE with 2 single up and over doors, power and lighting.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – F

Tenure – Freehold

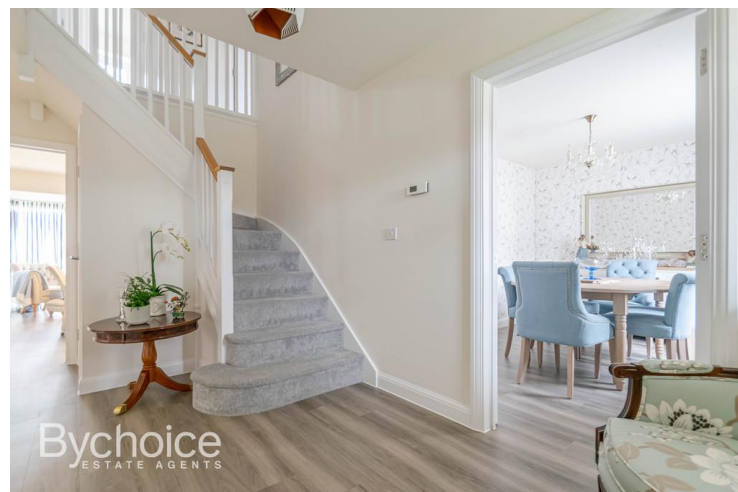
Services – Mains gas, water & electric

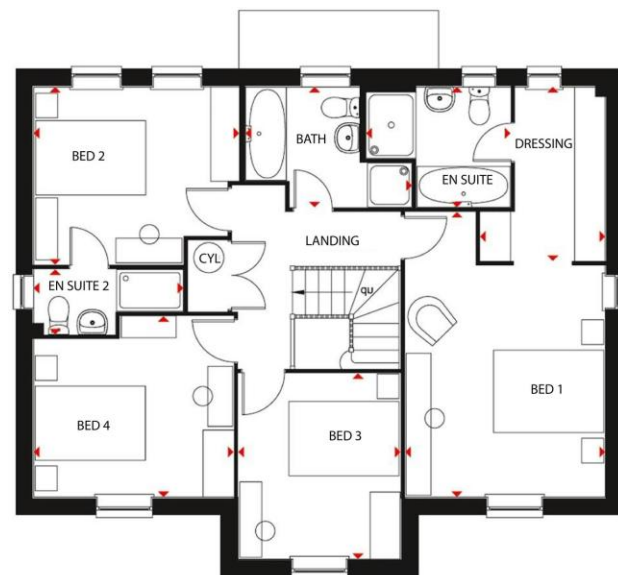
Post Code – IP30 9YX

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





If you would like to speak to one of our mortgage advisors call now – 01284 769598

Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
 6 The Traverse, Bury St Edmunds, IP33 1BJ
 Tel: 01284 769598
 Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Melvin Way | Woolpit | IP30 9YX

A fantastic opportunity to purchase arguably the best home on the development! This 4 double bedroom detached home comes on a large plot with views over an open green to the front. as well as spacious bedrooms the master bedroom come complete with a dressing area and ensuite, whilst downstairs the accommodation boasts, sitting room, dining room, study and a spacious, fully fitted kitchen breakfast room and utility. In addition the property benefits from double garage and driveway.

OIEO £600,000

- 4 Double Bedrooms
- Separate Sitting & Dining Room
- Study
- Fitted Kitchen Breakfast room & Utility
- Master Bedroom With Ensuite & Dressing Area
- Double Garage & Driveway