

Summary

This spacious four-bedroom detached family home offers modern living with a generous living room, a bright kitchen/diner with integrated appliances, and French doors opening to a private rear garden. The property also features a study, utility room, and cloakroom on the ground floor. Upstairs, the master bedroom benefits from an en-suite, with built-in wardrobes in multiple bedrooms. A detached garage and driveway provide ample parking. Situated in a sought-after area, this property is ideal for families looking for comfort, style, and convenience.

Description

Approximate Room Sizes

Entrance Porch

Partially glazed entrance door, stairs leading to the first floor, built-in storage cupboard, radiator, and vinyl flooring.

Cloakroom

Frosted side window, low-level flush toilet, pedestal sink with splashback, radiator, and vinyl flooring.

Living Room

18' 1" max x 11' 10" max (5.51m max x 3.61m max)
Windows to the rear and side, French doors opening to the garden, media point, two radiators, and carpeted flooring.

Kitchen / Diner

22' max x 14' 5" max (6.71m max x 4.39m max)
Bay window at the front, rear-facing window and French doors leading to the garden, wall and base cabinets with rolled-edge worktops, stainless steel sink with drainer and

mixer tap, double electric oven with five-burner gas hob and extractor hood, integrated dishwasher, fridge, and freezer, two radiators, and vinyl flooring.

Utility Room

6' 8" x 5' 5" (2.03m x 1.65m)
Partially glazed door leading to the garden, base units with rolled-edge countertops, stainless steel sink with drainer and mixer tap, space for both a washing machine and tumble dryer, extractor fan, radiator, and vinyl flooring.

Study

9' 6" max x 8' 2" max (2.90m max x 2.49m max)
Front-facing window, radiator, and carpeted flooring.

Landing

Loft access, airing cupboard, radiator, and carpeted flooring.

Bedroom One 18' 5" max x 11' 10" max (5.61m max x 3.61m max)

Side window, built-in double wardrobe, two radiators, and carpeted flooring.

En-Suite

Frosted side window, shower enclosure, low-level toilet, pedestal sink, part-tiled walls, extractor fan, heated towel rail, shaver socket, and vinyl flooring.

Bedroom Two

17' max x 9' 2" max (5.18m max x 2.79m max)
Two front-facing windows, built-in wardrobe, radiator, and carpeted flooring.

Bedroom Three

11' 8" max x 10' 9" max (3.56m max x 3.28m max)
Rear window, radiator, and carpeted flooring.

Bedroom Four

12' 8" max x 8' 5" max (3.86m max x 2.57m max)
Windows to the front and side, built-in storage cupboard, radiator, and carpeted flooring.

Family Bathroom

Frosted rear window, panelled bath with mixer tap, shower enclosure, pedestal sink with mixer tap, low-level flush toilet, part-tiled walls, extractor fan, heated towel rail, and vinyl flooring.

Outside

Front Garden

Lawn area with a path leading to the front door.

Rear Garden

Enclosed by fencing, with patio and lawn sections, side gate access.

Parking

Detached garage with driveway in front.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – E

Tenure – Freehold

Services – Mains gas, water & electric

Post Code – IP30 9YX

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Melvin Way | Woolpit | IP30 9YX

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Guide Price £484,995

- Four spacious bedrooms
- Large living room
- Modern kitchen/diner
- Separate utility room
- Ground floor study
- Family bathroom
- Detached garage