



**46 Saxon Way, Melton**  
Woodbridge

Guide Price **£650,000**





## 46 Saxon Way

Melton, Woodbridge

Potters Estate Agents are delighted to present this stunning four-bedroom detached home, offering spacious living with modern amenities. The property includes a large driveway and an expansive garage, providing ample parking and excellent potential for future expansion.

### Ground Floor Living:

Upon entering, you are greeted by a welcoming hallway that leads to an expansive sitting room, perfect for relaxing and entertaining. It features a modern, minimalistic gas fireplace set into the wall, creating a cosy ambiance and contemporary focal point. The adjacent dining room offers an elegant space for formal gatherings, with an open layout that ensures seamless flow and enhances the sense of space and light throughout.

### Kitchen and Utility Room:

The modern kitchen/breakfast room is well-appointed, featuring a fixed oven, hob, and extractor fan. Oak flooring adds warmth and sophistication. Adjacent to the kitchen is a convenient utility room, perfect for laundry and additional storage. A cloakroom on this floor adds extra convenience.





# 46 Saxon Way

Melton, Woodbridge

Saxon Way boasts a prime location in Melton, just a short stroll from the charming Woodbridge town centre. This vibrant town is renowned for its historic tide mill, picturesque River Deben, and iconic Shire Hall, offering a perfect blend of history and modernity. Woodbridge provides a wealth of amenities, including top-rated schools, an independent cinema, and a diverse range of shops.

Residents can enjoy a variety of leisure facilities, from sailing and rowing clubs to scenic walking trails. The town also features a vibrant dining scene, with a mix of cosy cafes, traditional pubs, and fine dining restaurants. With convenient rail links to Ipswich, London, Norwich, and Cambridge, Woodbridge epitomises quintessential Suffolk living, combining rural charm with urban convenience.

Agent notes: Location: Situated in the highly sought-after Woodbridge Town, named by the Sunday Times as one of the top four places to live in 2021. Local Amenities: Woodbridge offers a vibrant community with an array of local amenities including bars, cafes, pubs, restaurants, a Riverside Cinema, Leisure Centre, and Marina. The town also features an attractive selection of shops and boutiques. Outdoor enthusiasts can enjoy water sports along the River Deben, as well as golf, tennis, rugby, and football clubs nearby. The picturesque Suffolk Heritage Coastal area is easily accessible. Education: A wide selection of good and outstanding Ofsted-rated state and private schools are available for all age groups in both Melton and Woodbridge. Access: The property benefits from easy access to the A12, connecting to Ipswich (10 miles), Colchester, Chelmsford, and beyond. Stansted Airport is accessible via the A120, with convenient links to Cambridge and The Midlands via the A14. Transport: Woodbridge Railway Station provides excellent rail links on the Ipswich to Lowestoft East Suffolk Line, offering direct services to London Liverpool Street Station in approximately 1 hour and 10 minutes. Greater Anglia has announced the launch of direct rail services to London Liverpool Station.

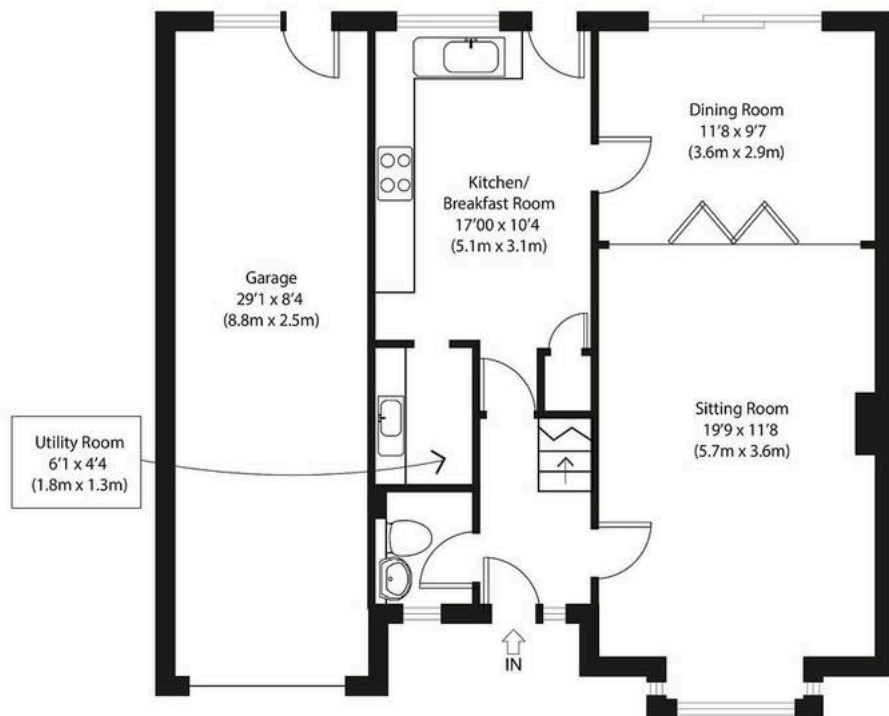
Council Tax band: F

Tenure: Freehold

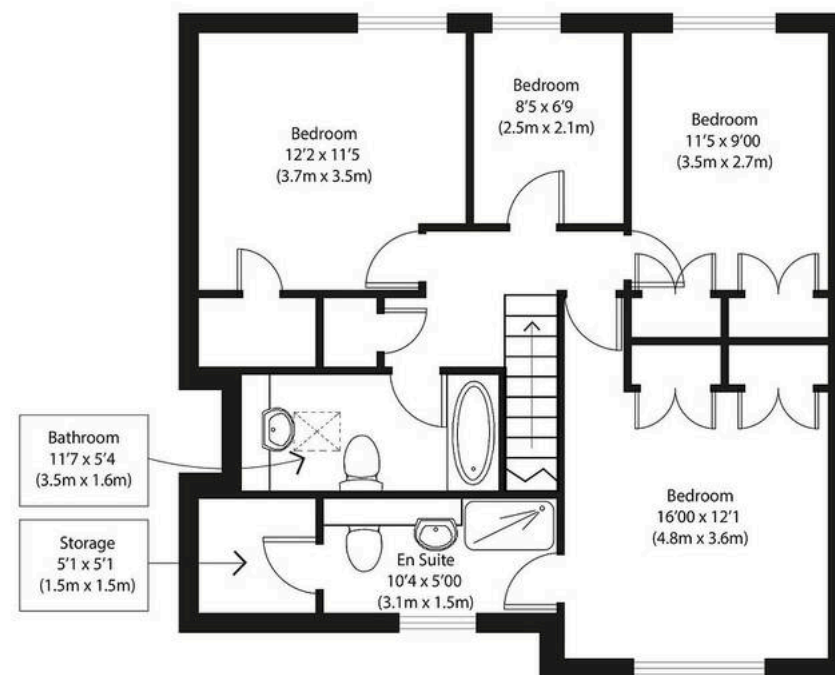








Ground Floor



First Floor



Approximate Gross Internal Area  
1620 sq ft (151 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk







## Potters Estate Agents

Potters Estate Agents, 6 Market Hill – IP12 4LU

01394 447487

[enquiries@pottersestateagents.com](mailto:enquiries@pottersestateagents.com)

[www.pottersestateagents.com/](http://www.pottersestateagents.com/)