



25 Beadon Way, Melton
Woodbridge

Guide Price **£635,000**



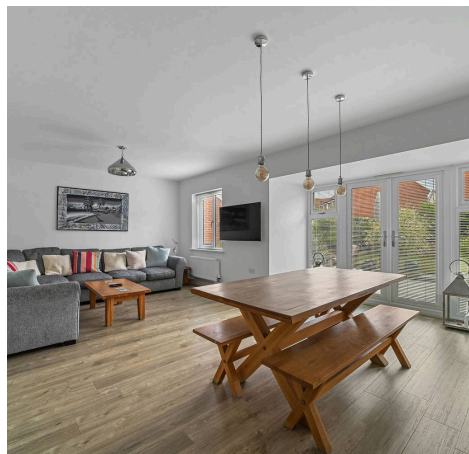
25 Beadon Way

Melton, Woodbridge

Set in a peaceful and highly sought-after residential area, this impressively spacious five-bedroom detached home blends contemporary design with quality finishes and a seamless connection to nature. Overlooking woodland to the front and enjoying a professionally landscaped rear garden, the property offers tranquillity while remaining within easy reach of Farlingaye High School, local amenities, and Melton railway station, with direct connections to London Liverpool Street via Ipswich.

Built just six years ago, the home has been lovingly maintained and upgraded by the current owners and now presents in immaculate condition, featuring Amtico flooring throughout the ground floor, and laminate flooring across the stairs and all bedrooms. Bespoke decorative touches further elevate the overall aesthetic.

A bright and welcoming entrance hall sets the tone for the rest of the home, with stairs rising to the first floor and doors leading to a series of well-proportioned living spaces. The property offers three reception rooms including a generous sitting room with a charming bay window to the front aspect, offering woodland views and an elegant retreat for day-to-day living. A separate study provides an ideal space for a home office, playroom, or reading nook. To the rear, the stunning open-plan



25 Beadon Way

Melton, Woodbridge

kitchen/dining/family room spans the full width of the property and is flooded with natural light from wide glazed doors leading out to the garden. The stylish kitchen is fitted with a central island with electric hob and modern cooker hood, electric double oven, integrated fridge/freezer, dishwasher, and ample cabinetry. The layout flows naturally into the dining and living area, creating the perfect setting for entertaining or relaxed family time. To the side, a well-appointed utility room provides laundry space, further storage, and external access — ideal for day-to-day convenience.

The first floor offers five generously sized bedrooms, thoughtfully laid out to suit a variety of family needs. The principal bedroom features mirrored fitted wardrobes and a sleek ensuite shower room, while the second bedroom also benefits from its own private ensuite — perfect for guests or older children seeking independence. Two further double bedrooms and a fifth well-sized single room share a modern family bathroom. Three of the bedrooms come with built-in wardrobes, offering excellent in-room storage.

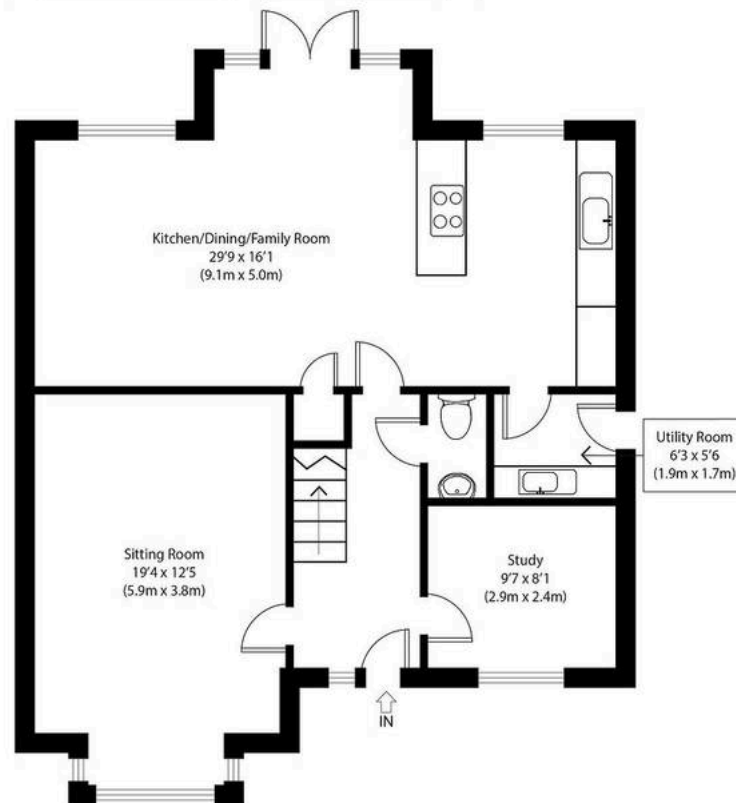
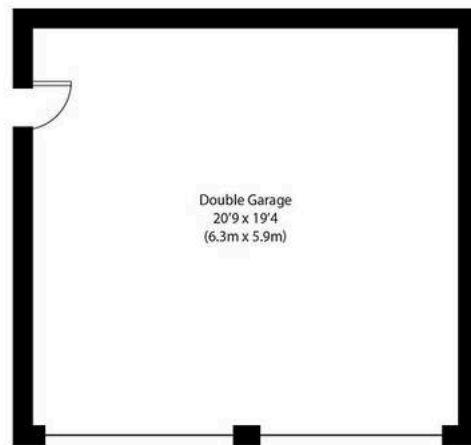
The rear garden has been professionally landscaped to create a low-maintenance outdoor sanctuary, featuring an expansive granite patio for al fresco dining and entertaining, a neatly maintained lawn, and mature planting for year-round interest. To the front, a spacious driveway accommodates multiple vehicles and leads to a detached double garage, providing secure parking and additional storage.

Located in a quiet, family-friendly setting, the home is surrounded by green space, woodland walks, and is within close proximity to excellent schooling and transport links. Woodbridge town centre — with its independent shops, cafes, restaurants, and riverside charm — is just a 25-minute walk away, offering the perfect balance of convenience and lifestyle.

This is a rare opportunity to acquire a turnkey family home of exceptional quality in one of Suffolk's most desirable locations — combining style, comfort, and space in equal measure.



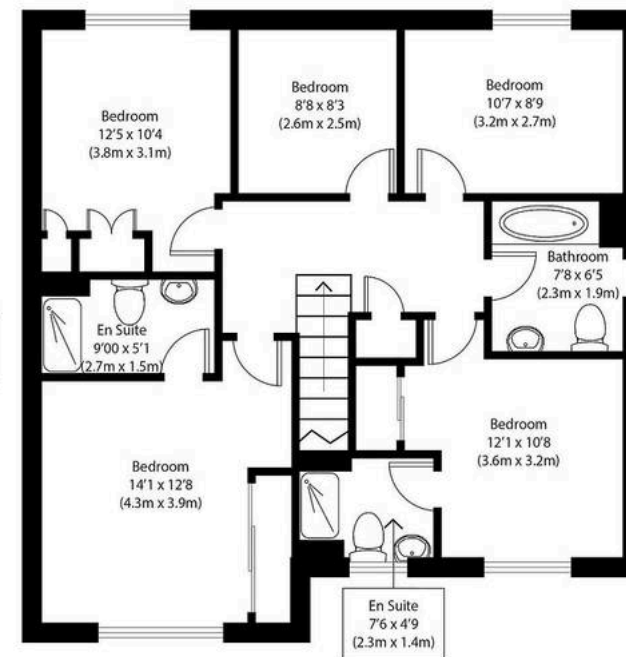




Ground Floor

Approximate Gross Internal Area
Main House 1735 sq ft (161 sq m)
Garage 405 sq ft (38 sq m)
Total 2140 sq ft (199 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



First Floor



Potters Estate Agents

Potters Estate Agents, 6 Market Hill – IP12 4LU

01394 447487

enquiries@pottersestateagents.com

www.pottersestateagents.com/