



14 Saxon Way, Melton
Woodbridge

Guide Price **£780,000**



14 Saxon Way

Melton, Woodbridge

Nestled in a sought after residential area of Melton, Woodbridge, this impressive four-bedroom detached home offers a perfect blend of contemporary design, generous proportions, and a welcoming family feel. Set on a desirable plot with a beautifully landscaped tiered garden, this property has been tastefully updated to create a light-filled and versatile home ideal for modern family living.

Upon entering the home, you are greeted by a bright and spacious hallway leading into the heart of the house. The standout feature is undoubtedly the open-plan kitchen and dining area – a stunning, social space that has been thoughtfully designed with entertaining in mind. The contemporary shaker-style kitchen is finished in soft neutral tones with quality wooden worktops and integrated appliances. A large central island with breakfast bar seating forms the focal point of the room, while a log-burning stove adds warmth and charm. Bi-folding doors open directly onto the sun-drenched patio and garden beyond, creating a seamless indoor-outdoor connection ideal for summer gatherings. Adjacent to this is a separate utility room and a practical downstairs cloakroom, enhancing convenience for busy family life.



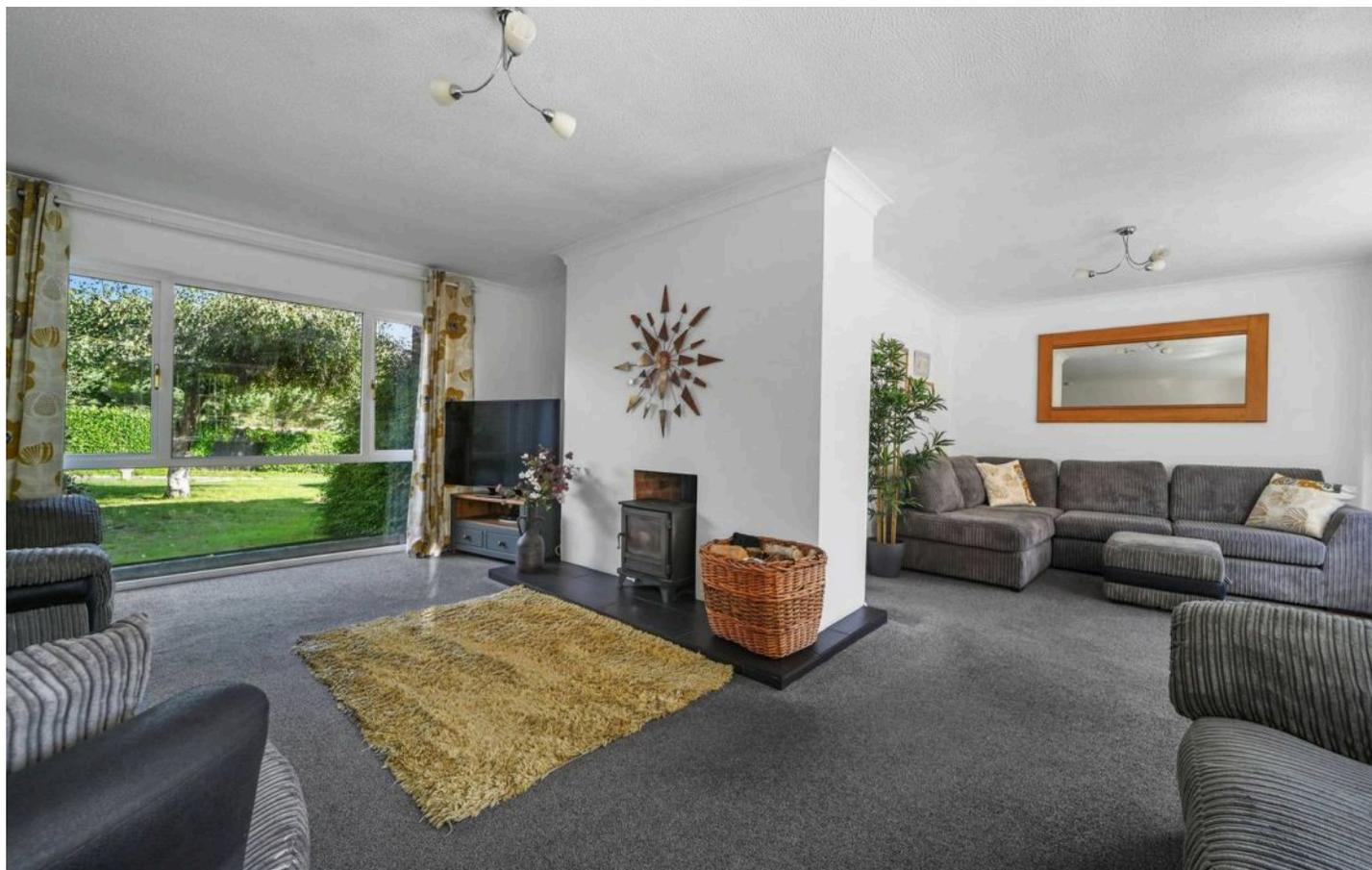
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The expansive sitting room offers a calm and inviting retreat, featuring dual-aspect windows that flood the space with natural light and provide charming garden views. It is an ideal setting for both relaxation and entertaining.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own modern en suite shower room, while the remaining bedrooms are serviced by a stylish family bathroom complete with contemporary fittings and a bath with overhead shower. Each bedroom is light and airy, offering flexibility for use as guest accommodation, a home office, or children's rooms.

Although Saxon Way sits within the parish of Melton, its position on the edge of Woodbridge gives it the best of both worlds. Residents enjoy a peaceful residential setting while being just a short stroll or drive from Woodbridge town centre, with its array of independent shops, cafes, restaurants, and riverside walks. Excellent local schools, transport links, and access to the beautiful Suffolk countryside make this an ideal location for families and professionals alike.





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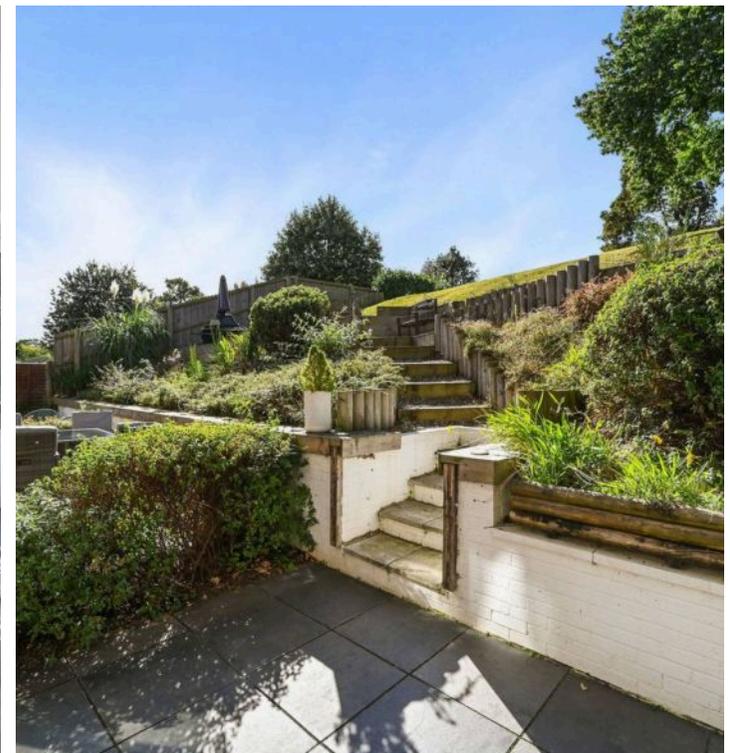
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Externally, the property boasts a private driveway with ample parking leading to an integrated garage and covered carport with EV car charger. The rear garden is a true highlight – thoughtfully landscaped across several levels to offer a mix of lawn, patio, and seating areas. It provides a wonderful backdrop for outdoor living, play, and relaxation, with mature planting and elevated views creating a sense of privacy and tranquillity.

Located in the popular Woodbridge/Melton area, the property enjoys easy access to local amenities, schools, and transport links. The historic market town of Woodbridge, with its independent shops, cafes, riverside walks, and excellent restaurants, is just moments away. The surrounding Suffolk countryside and nearby coastline provide endless opportunities for outdoor pursuits.

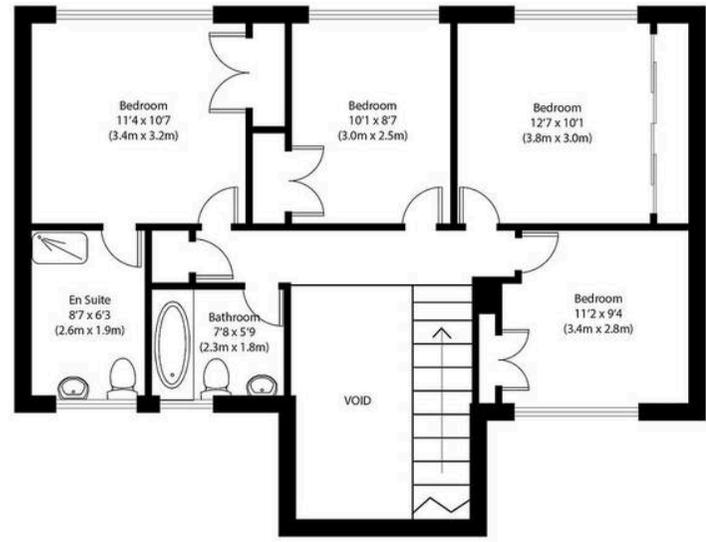
This superb home offers the rare combination of modern style, space, and an enviable location – ideal for families or professionals seeking a peaceful yet well-connected lifestyle in one of Suffolk’s most desirable areas.

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Ground Floor



First Floor

Approximate Gross Internal Area
1630 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 • www.pottersestateagents.com/