



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Hawthorns Melton Road

Melton, Woodbridge, IP12 1NH

Guide price £425,000



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Description

An established four bedroom detached family house occupying a popular location close to the Thoroughfare and the River Deben. The property is in need of modernisation and redecoration.

Location

Melton Road is situated in a desirable location in Melton within a short walk from Woodbridge town centre and the walks along the River Deben and all the River facilities, including canoeing, rowing and sailing. Woodbridge offers excellent schools in both the State and Private sector whilst offering a number of activities including walks, swimming pools and a cinema, library, a number of high street and boutique shops. There are also a large number of bars and a range of fantastic places to eat. Both Melton and Woodbridge have their own railway station with links to Ipswich with connecting services to London, Norwich and Cambridge.

Entrance Hall

12'3 x 5'4 (3.73m x 1.63m)

Stairs to first floor, radiator.

Cloakroom

8'9 x 3'5 (2.67m x 1.04m)

Low level wc, wall mounted wash hand basin and radiator.

Sitting Room Area

14'6 x 10'4 (4.42m x 3.15m)

Bay sealed unit double glazed window to front, radiator, open plan I shaped to

Dining Room

16'2 x 8'5 (4.93m x 2.57m)

Sealed unit double glazed window to rear and matching patio doors to rear garden and radiator.

Kitchen

12 x 8'10 (3.66m x 2.69m)

Sealed unit double glazed window to rear and matching double glazed door to side. Oak fronted unit incorporating sink unit and single drainer with cupboards under, adjacent work tops with cupboards and drawers under, free standing cooker, range of eye level unit and wall mounted gas fired boiler.

Utility Room

8'10 x 4'10 (2.69m x 1.47m)

Sealed unit double glazed window to side, plumbing for washing machine.

Landing

Access to loft

Bedroom One

13'9 x 10'5 (4.19m x 3.18m)

Sealed unit double glazed window to front, built in cupboard and radiator.

Bedroom Two

11'11 x 11'1 (3.63m x 3.38m)

Sealed unit double glazed window to front and radiator.

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)

Sealed unit double glazed window to rear and radiator.

Bedroom Four

8'10 x 6'11 (2.69m x 2.11m)

Sealed unit double glazed window to rear, built in airing cupboard and radiator.

Family Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Sealed unit double glazed window to rear Coloured suite with panelled bath and shower attachment, pedestal wash basin, low level wc and radiator.

Outside and Gardens

There is a tarmac driveway leading to a detached garage with up and over door. There is a terraced flower bed to the front with mature hedging. Side access to the rear garden which is 60' in depth. A patio a variety of young shrubs and trees. Further flowers and shrubs bed. Beyond the garden is a small carpark, then marshland and the river.

Services

Mains drainage, electricity, gas and water is connected to the property.

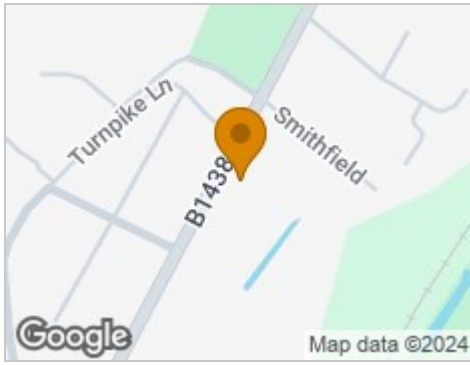
Tenure: Freehold

Council Tax Band: D

EPC Banding: D



Road Map



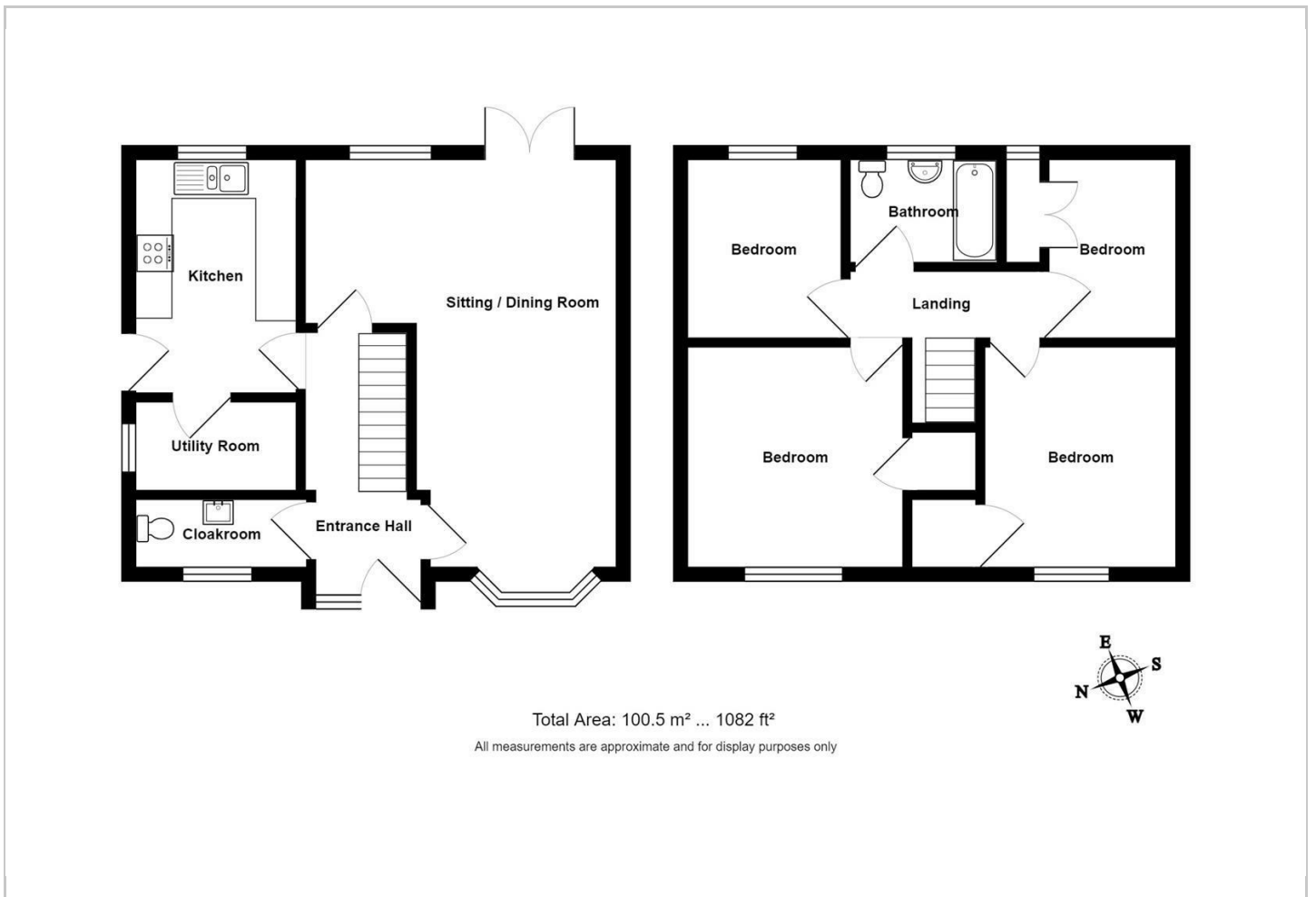
Hybrid Map



Terrain Map



Floor Plan

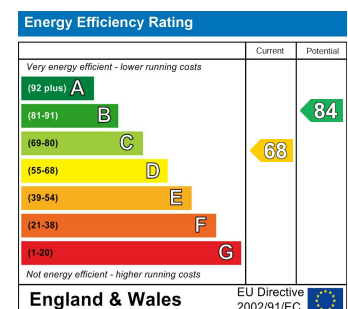


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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