



CharlesWright

PROPERTIES

Selling Properties the Wright Way



12 Willowbank Melton Road

Woodbridge, IP12 1FU

Guide price £650,000



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Description

A well presented four bedroom house with outstanding rear views over looking the River Deben and country side of the Bawdsey peninsular beyond. The advantage of the property being on four floors is it offers versatile layout of the accommodation to suit all families. The property also has three separate balconies on each of the upper floors.

The ground floor has an enlarged garage with room for work bench, a cloakroom and a ground floor room with doors out to the rear garden. The first floor has a separate cloakroom and open plan kitchen/family/dining room comprehensively fitted with Neff appliance and a stove. The second and third floor both consist of two bedrooms and a bathroom, with the principle bedroom having an ensuite shower room.

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 offers 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

Stairs to first floor, door to garage and rear garden.

Cloakroom

Low level wc and wash hand basin.

Ground floor room

15'3 x 11'5 (4.65m x 3.48m)

Double French doors to rear garden, fitted units incorporating a sink unit cupboard under, adjacent work surface with cupboards under and space for washing machine and tumble dryer.

First floor landing

Window to front, stairs to first floor.

Cloakroom

Low level wc and wash hand basin.

Open plan kitchen/dining and sitting room

32'1 x 15'3 max (9.78m x 4.65m max)

Windows to front, rear and side, with French doors to balcony. Comprehensively fitted in shaker style units under a quartz work top with Neff appliances. with integrated fridge and freezer, double oven and electric hob with canopy above. Fitted units with sink unit with a range of both base and eye level units with cupboards and drawers under. Island unit with breakfast bar and cupboards under, log burning stove and three radiators.

Second floor landing

Window to front, stairs to first floor.

Bedroom One

15'3 x 11'4 (4.65m x 3.45m)

Windows to rear with French doors to balcony, radiator and door to

Ensuite Shower Room

Window to rear, shower cubicle, low level wc and wash hand basin.

Bedroom Two

11'2 x 9'5 (3.40m x 2.87m)

Window to front and radiator.

Bathroom

Window to side, panelled bath low level wc and wash hand basin.

Third Floor

Bedroom Three

14'11 x 13 (4.55m x 3.96m)

French doors to rear balcony and radiator

Bedroom Four

13 x 9'4 (3.96m x 2.84m)

Window to front and radiator.

Bathroom

Velux window to side, panelled bath low level wc and wash hand basin.

Outside and gardens

Private driveway leading up to the house with off road parking for two and a garage with up and over door, power and light (20'4 x 11'6). There is access to the side leading a lawned garden with a patio to the immediate rear enclosed by panel fencing.

Agents Note

All main services are connected to the property.

Council Tax Band: Band F

EPC: Band B

Council: East Suffolk

Tenure: Freehold

Service Charge: TBA

Joint Agents

Nicholas Percival 01206563222



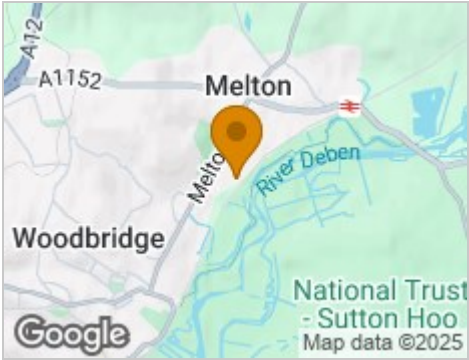
Road Map



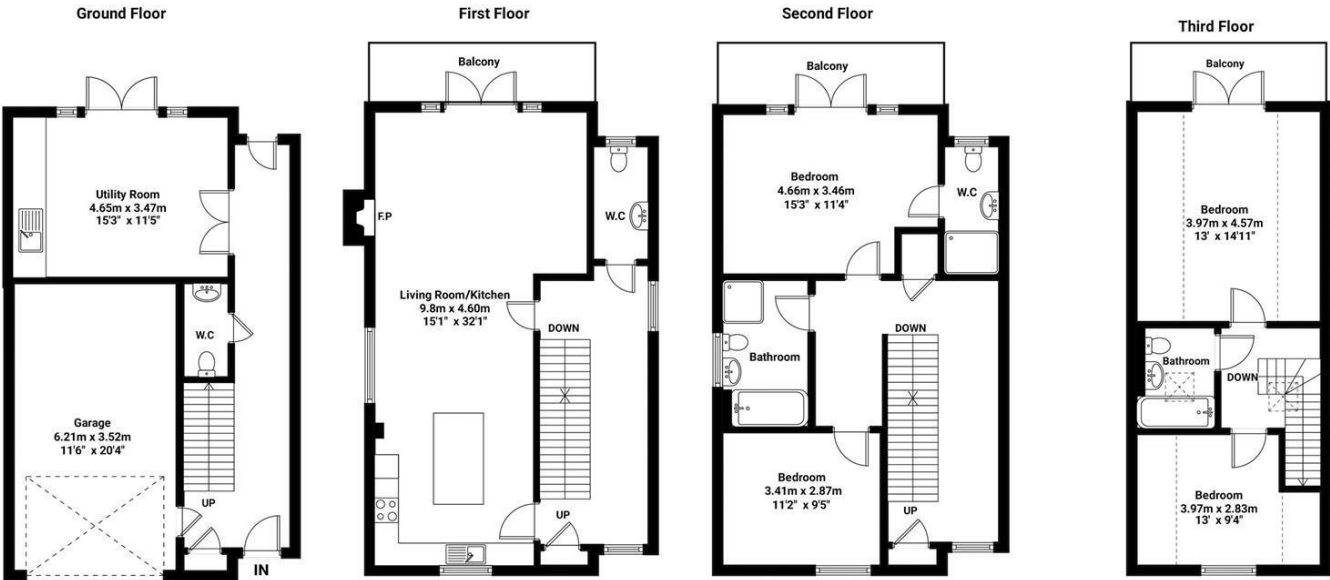
Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROXIMATE FLOOR AREA : 2165.2 sq ft (201.15 sq mt)

Willowbank, Woodbridge

Illustration for identification purposes only. Measurements are approximate and not to scale.



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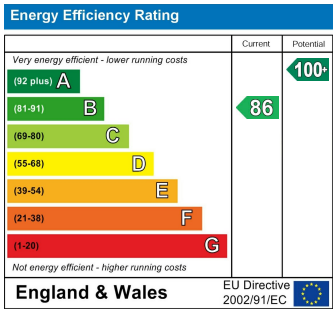
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Viewing

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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