



## SUFFOLK CLOSE, MELTON MOWBRAY

Asking Price Of £560,000

Four Bedrooms

Freehold



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**TWO ENSUITES PLUS BATHROOM**

**LOCAL SCHOOLS NEARBY**

**DRIVEWAY AND GARAGE**

**PRIVATE REAR GARDEN**

**CLOSE TO LOCAL AMENITIES**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND F**

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Beautifully presented detached house occupying an enviable position within this exclusive cul-de-sac to the south of Melton Mowbray. The property is well placed for easy access to the town centre and railway station, as well as the MV16 (Sixth Form College) with excellent sports facilities including a gym, sports centre, tennis club and rugby club.

The accommodation on offer comprises; spacious entrance hall, cloakroom, dual aspect lounge, conservatory, family room, dining room, kitchen and utility room to the ground floor. Four double bedrooms, two ensembles and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage and a very well established and private rear garden.

**ENTRANCE HALL** At the entrance to the property there is an intercom system which can be answered from the kitchen and the upstairs landing. Part glazed door into the spacious entrance hall having a spindle return staircase rising to the first floor landing, under stairs storage cupboard, radiator, laminate wood flooring and doors off to;

**CLOAKROOM** 4' 1" x 5' 6" (1.26m x 1.69m) Comprising of a low flush WC, pedestal wash hand basin, radiator, obscure glazed window, part tiled walls and laminate wood flooring.

**LOUNGE** 18' 9" x 12' 5" (5.72m x 3.79m) Nicely proportioned dual aspect lounge having a window to the front aspect with fitted blind and patio doors to the conservatory, feature fireplace with gas fire, TV point, two radiators and carpet flooring.

**CONSERVATORY** 9' 4" x 11' 6" (2.86m x 3.51m) A great space to enjoy the garden all year round with French doors opening out onto the patio, pitched glass roof with ceiling fan, electrical sockets and laminate wood flooring.

**FAMILY ROOM** 11' 1" x 12' 5" (3.39m x 3.81m) Having a bay window to the front aspect with fitted blind, radiator, TV point, bi-fold doors to the dining room and laminate wood flooring.

**DINING ROOM** 9' 8" x 11' 4" (2.95m x 3.47m) Having a window to the side aspect with fitted blind, radiator, TV point, laminate wood flooring and opening through to the kitchen.

**KITCHEN** 14' 5" x 8' 8" (4.4m x 2.66m) Fitted with an excellent range of wall, base and drawer units with work surfaces over, carousel and pull out shelving along with deep pan drawers for extra storage, one and a half bowl composite sink and drainer unit, integrated dishwasher, freezer, double electric eye level oven and gas hob with extractor hood over. Window overlooking the rear garden with fitted blind, tiled flooring and door to the utility room.

**UTILITY ROOM** 4' 11" x 6' 3" (1.51m x 1.91m) Fitted with a base unit with work surface and a composite sink and drainer unit, space and plumbing for a washing machine and tumble dryer. Wall mounted Ideal Logic central heating boiler (2 years old), radiator, tiled flooring and a part glazed external door to the garden.

**LANDING** Taking the return staircase to the first floor gallery landing having an airing cupboard, radiator, carpet flooring and doors off to;

**BEDROOM ONE** 11' 3" x 12' 5" (3.43m x 3.81m) Having a window to the front aspect, radiator, built-in wardrobes, TV point, carpet flooring and door to the ensuite shower room.

**ENSUITE 5' 6" x 9' 9" (1.69m x 2.98m)** Comprising of a shower cubicle, vanity unit wash hand basin, bathroom cabinet, bidet and a close coupled push button WC. Obscure glazed window, heated towel rail, electric shaver point, extractor fan, tiled walls and flooring.

**BEDROOM TWO** 13' 11" x 9' 5" (4.26m x 2.89m) Having a window to the rear aspect with views of the garden, radiator, storage cupboard with shelving and carpet flooring.

**BEDROOM THREE** 8' 5" x 13' 11" (2.57m x 4.25m) A great guest bedroom having a window to the front aspect, radiator, TV point, built-in wardrobe, carpet flooring and door to the ensuite.

**ENSUITE 4' 1" x 7' 4" (1.27m x 2.25m)** Comprising of a close coupled WC and a vanity unit wash hand basin, electric shaver point, extractor fan, obscure glazed window with fitted blind, radiator and carpet flooring.

**BEDROOM FOUR** 9' 10" x 9' 2" (3.01m x 2.8m) Having a window to the rear aspect with views of the garden, radiator and carpet flooring.

**BATHROOM** 6' 2" x 9' 6" (1.9m x 2.91m) Comprising of a double ended bath with central tap with shower attachment, bidet, close coupled push button WC, pedestal wash hand basin and a shower cubicle. Obscure glazed window with fitted blind, heated towel rail, electric shaver point, extractor fan, tiled walls and flooring.

**FRONT GARDEN** Small garden to the front landscaped for easy maintenance with gravel beds planted with shrubs, grasses and a mature tree. Driveway to the side providing ample off road parking and leading to the garage, side gate giving access to the rear garden. The property benefits from full replacement UPVC fascia, soffits and guttering.

**GARAGE** Double garage having individual up and over doors, power and lighting with a personnel door to the garden.

**REAR GARDEN** Private garden having a back drop of mature trees beyond, patio seating area adjacent to the house, garden tap, formal lawn with well stocked and established flower and shrub borders, a further patio seating area making the most of the days sun, greenhouse and wood panel fencing secures the boundary.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

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