



**Garrod Approach, Melton Woodbridge IP12 1TD**



*welcome to*

## **Garrod Approach, Melton Woodbridge**

A delightful "Hopkins Homes" built mock Tudor three bedroom semi-detached, situated in a PARKLAND SETTING, with woodland views. The accommodation includes SPACIOUS LOUNGE/DINER and Kitchen, ground floor CLOAKROOM and EN-SUITE to the Master bedroom.



Front door to...

### **Entrance Hall**

Stairs to first floor, access to Living Room, Kitchen and...

### **Ground Floor Cloakroom**

Two piece suite comprising low level WC, pedestal wash hand basin, radiator, window to side.

### **Lounge**

15' 9" x 10' 9" ( 4.80m x 3.28m )

Sash window to front with radiator under, fireplace with granite hearth and wooden mantel over, inset gas fire, french doors to the...

### **Kitchen / Diner**

17' 6" x 8' 8" ( 5.33m x 2.64m )

A range of wall and base mounted units with worktop over, inset 1 1/4 sink unit with mixer tap over, adjoining work surfaces with drawers and cupboards under, 4 ring gas hob, electric oven and extractor fan over, washing machine and dishwasher, integrated fridge freezer, wall mounted combination boiler, tiled splashback, radiator and door to rear garden.

### **First Floor Landing**

With window to side, access to loft space and cupboard over stairs, doors to

### **Master Bedroom**

10' x 11' 7" ( 3.05m x 3.53m )

Window to rear with radiator under, built-in single wardrobe, access to the...

### **En-Suite**

Three piece suite comprising low level WC, pedestal wash hand basin, walk-in shower, radiator.

### **Bedroom Two**

10' 6" x 9' 5" ( 3.20m x 2.87m )

Sash window to front with radiator under.

### **Bedroom Three**

8' 9" x 7' 3" ( 2.67m x 2.21m )

Window to the rear with radiator under.

### **Bathroom**

Partially tiled, with three piece suite comprising low level WC, pedestal wash hand basin, bath, radiator and sash window to front.

### **Outside**

To the front of the property there is paved driveway giving access to the SINGLE GARAGE, with electric roller door, and door to rear. There is an EV - (electrical vehicle) charging point on the wall next to the driveway / garage.

### **Rear Garden**

The south facing rear garden is mainly laid to lawn, and commences with a patio area providing an entertaining area. To the end of the garden there is a further seating area, with pergola over.



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## Garrod Approach, Melton Woodbridge

- Hopkins Homes Built Mock Tudor Three Bedroom Semi-detached
- Spacious Lounge
- Separate Kitchen / Diner
- Ground Floor Cloakroom
- En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: C

**£390,000**



Please note the marker reflects the postcode not the actual property

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