









welcome to

Garrod Approach, Melton Woodbridge

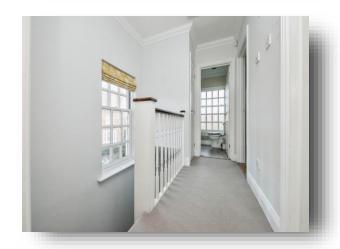
A delightful "Hopkins Homes" built mock Tudor three bedroom semi-detached, situated in a PARKLAND SETTING, with woodland views. The accommodation includes SPACIOUS LOUNGE/DINER and Kitchen, ground floor CLOAKROOM and EN-SUITE to the Master bedroom.













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" ($3.05m \times 3.53m$)

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

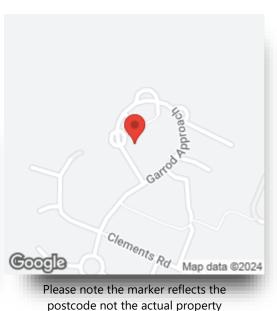
Tenure: Freehold EPC Rating: C

£390,000









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