



Melton Grange Road, Melton Woodbridge IP12 1SA

welcome to

Melton Grange Road, Melton Woodbridge

Conveniently situated within walking distance of the town centre, primary schools and secondary schools, a spacious four bedroom detached family home offering ample living accommodation, and benefitting from garage, parking and gardens.



Entrance Porch

Door to the front, windows to front and side. Tiled flooring. Ample cloaks storage space.

Entrance Hall

With engineered wood floor, radiator and under stairs storage.

Study

17' 3" Max x 9' 6" Max. (5.26m Max x 2.90m Max.)

Bay window to front, engineered wood flooring, inset ceiling spotlights, cupboard housing electrics board and gas meter. This is a versatile room which would lend itself to use as either a ground floor bedroom, playroom or office.

Lounge

14' 7" x 12' 5" (4.45m x 3.78m)

Window to the front with radiator under, inset chimney with dual coal/wood burner, with brick surround, french doors to the...

Dining Room

9' x 12' 4" (2.74m x 3.76m)

There is a high window to the side, vertical wall radiator, sliding doors to the conservatory and door to the...

Kitchen

11' Max. x 12' 9" Max. (3.35m Max. x 3.89m Max.)

Pantry/larder cupboard, window to rear, double sink and drainer, with mixer tap. Fitted with a range of wall and base mounted units with wooden worktops over, tiled splashback. Built-in oven and gas hob unit with extractor over, built-in fridge, engineered wood floor, radiator, door to the dining room and door to the hall.

Utility Room

5' 1" Max x 6' 9" Max. (1.55m Max x 2.06m Max.)

Situated off the kitchen. Fitted with a range of wall and base mounted units, sink, tiled splashback, plumbing for washing machine, space for a freezer, engineered wood floor, radiator, door to the side giving access to the garden.

Conservatory

11' 9" Max. x 10' 2" Max. (3.58m Max. x 3.10m Max.)

Quarter brick construction, with UPVC windows to side and rear, glazed roof. Patio doors to the side, radiator.

Cloakroom

Recently fitted with a suite comprising low level WC and wash hand basin. Half tiled walls, tiled floor, radiator and obscure glazed window to the rear.

First Floor Landing

Airing cupboard housing the hot water tank. Loft hatch with retractable ladder to boarded loft and lighting.

Master Bedroom

14' 5" x 9' 4" (4.39m x 2.84m)

Window to the rear with views to the wood. Radiator, window to the side, access to the...

En-Suite

Fitted with a suite comprising walk-in shower with Aquaboard surround, bath low level WC with concealed cistern, sink with storage unit under, tiled surfaces, fully tiled walls and floor, heated towel rail and obscure glazed window to rear.

Bedroom Two

9' 3" x 12' 6" (2.82m x 3.81m)

Window to the front with radiator under, large shelved storage cupboard.

Bedroom Three

13' 7" x 9' 4" (4.14m x 2.84m)

Window to the front with radiator under.

Bedroom Four

9' 11" Max. x 8' 2" Max. (3.02m Max. x 2.49m Max.)

Window to the rear with views to the wood, radiator under, built-in shelving.

Family Bathroom

Fitted with a suite comprising bath with shower over, Aquaboards and tiled walls, low level WC with concealed cistern, wash basin with tiled surround and storage under, obscure glazed window to the side, heated towel rail,

Outside Front

The property is approached via a block paved driveway, providing ample parking and giving access to the garage. Adjoining this is an area of lawn, with mature shrubs and trees, including a Mirabelle plum tree.

Rear

To the rear, the garden commences with a patio area, with the remainder of the garden mainly laid to lawn, there are mature fruit trees including peach, apple, pear, fig and ornamental cherry, and gooseberry bushes. To the bottom of the garden there is a greenhouse and garden shed. Also within the garden there are two wildlife ponds and a seating area.

Garage

Power points, lighting and condensing gas boiler



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welcome to

Melton Grange Road, Melton Woodbridge

- Detached Family Home
- Prestigious Location
- Walking Distance of Town Centre
- Four Bedrooms
- Bathroom & En-Suite

Tenure: Freehold EPC Rating: D

offers in the region of

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108778 - 0006

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