



**Lloyd Road, Melton Woodbridge IP12 1NU**

**welcome to**

**Lloyd Road, Melton Woodbridge**

Located on a modern development, this well presented three bedroom detached offers good size family accommodation, together with driveway parking to the front and lawned garden to the rear.



### **Entrance Hall**

Front door leading into the entrance hall with wood effect floor. Stairs to the first floor with integral under stair storage drawers.

### **Cloakroom**

Two piece suite comprising of low level WC and a wall mounted wash hand basin. Wood effect floor.

### **Lounge**

14' 1" into bay x 10' 1" ( 4.29m into bay x 3.07m )  
Double glazed box bay window to the front with made to measure blinds. Wood effect floor.

### **Kitchen**

14' 4" Max. x 11' 5" Max. ( 4.37m Max. x 3.48m Max. )  
One and a quarter sink unit with mixer tap over and filtered drinking water tap. Adjoining work surfaces with fitted under cupboard and drawers and matching base units. Integral induction hob, with glass splashback and extractor hood and light over. Integrated electric oven and fridge/freezer. Wood effect floor and double glazed windows and French doors leading to terrace.

### **Utility Room**

9' 3" Max. x 3' 3" Max. ( 2.82m Max. x 0.99m Max. )  
Space for fridge/freezer or tumble dryer. Work surface with space and plumbing for washing machine underneath with over head cupboard. Wood effect floor.

### **First Floor Landing**

Large storage cupboard currently being used as a small office space. Double glazed window to the side. Wood effect floor. Loft access.

### **Bedroom One**

9' 5" Max. x 9' 3" ( 2.87m Max. x 2.82m )  
Built in double wardrobe. Double glazed window to the front. Wood effect floor. Access to the...

### **En-Suite**

Partially tiled three piece suite comprising of low level WC, wall mounted wash hand basin and large walk in shower cubicle. Wall mounted heated towel rail and obscured double glazed window to the front, tiled floor.

### **Bedroom Two**

10' 1" x 9' 7" ( 3.07m x 2.92m )  
Double glazed window to the rear. Wood effect floor.

### **Bedroom Three**

10' 2" x 7' 7" ( 3.10m x 2.31m )  
Double glazed window to the rear. Wood effect floor.

### **Family Bathroom**

Partially tiled three piece suite comprising of low level WC, wall mounted wash hand basin and an enclosed bath. Tiled floor. Obscured double glazed window to the side.

### **Outside Front Garden**

Open plan front garden with block paved drive for two parking spaces. Guest parking located to the side of the property.

### **Rear Garden**

Enclosed by panel fencing and mainly laid to lawn. Two tiled patio areas with gated access to the side.



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## Lloyd Road, Melton Woodbridge

- Detached Three Bedroom Family Home
- Well Presented Accommodation
- En-Suite to Master Bedroom
- Family Bathroom
- Kitchen and Separate Utility Room

Tenure: Freehold EPC Rating: B

offers in excess of

**£360,000**



Please note the marker reflects the  
postcode not the actual property

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