



**Melton Meadow Road, Melton Woodbridge IP12 1SB**

**welcome to**

**Melton Meadow Road, Melton Woodbridge**

Situated on the highly sought after Melton Grange development is this recently refurbished four bedroom detached family home, conveniently located for local schools and the bustling Thoroughfare.



## Entrance Hall

With inset doormat, door to...

## Lounge

16' 2" Max. x 13' 2" Max. ( 4.93m Max. x 4.01m Max. )  
Bay window to front, radiator. Access to the...

## Dining Room

11' 1" Max. x 13' 3" Max. ( 3.38m Max. x 4.04m Max. )  
Patio doors to the rear with built-in shutters, under stairs storage cupboard, radiator, stairs to the first floor.

## Kitchen

10' 3" x 8' 4" ( 3.12m x 2.54m )  
Window to the rear, sink under with mixer tap. Fitted with a range of wall and base mounted units. Mid height built-in oven and grill, built-in hob integrated dishwasher and watersoftener. Heated towel rail, tiled floor. Open to the...

## Utility

Fitted with wall and base mounted units housing gas boiler, sink, door to the side, tiled floor. Access to the...

## Cloakroom

Low level WC, wash hand basin with tiled splashback over and tiled floor.

## First Floor

### Master Bedroom

13' 3" x 14' 1" ( 4.04m x 4.29m )  
Two windows to the front, radiator under, fitted wardrobes with dressing table. Access to the...

### En-Suite

Fitted with a suite comprising walk-in shower with tiled surround, low level WC and wash hand basin. Tiled floor with underfloor heating, window to the side, extractor fan and heated towel rail.

### Bedroom Two

10' 4" x 9' 11" ( 3.15m x 3.02m )  
Window to the rear with radiator under.

### Bedroom Three

11' Max. x 9' 11" Max. ( 3.35m Max. x 3.02m Max. )  
Loft hatch, window to the rear with radiator under, fitted wardrobe.

### Bedroom Four

8' 9" x 8' 1" ( 2.67m x 2.46m )  
Window to the front with radiator under.

## Family Bathroom

Fitted with a suite comprising bath with Mira shower unit over, low level WC and wash hand basin.  
Window to the side, part tiled walls, heated towel rail, extractor fan. Shelved storage cupboard housing the hot water tank.

## Outside

### Front Garden

To the front of the property there is an open plan garden bordered to one side by hedging, with a range of trees and shrubs and pathway leading to the front door and gated side access to the rear garden. The driveway gives access to the integral garage.

### Rear Garden

The landscaped rear garden commences with a patio seating area, with path leading to a further seating area and a garden shed. Outside lighting and tap.

## Agent's Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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welcome to

## Melton Meadow Road, Melton Woodbridge

- Situated on Melton Grange Development
- Convenient for Local Schools
- Recently Modernised and Refurbished
- Two Reception Rooms
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: C

guide price

**£595,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108814 - 0007

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