









## 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 watersoftner. 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**

 $8' 9" \times 8' 1" (2.67m \times 2.46m)$  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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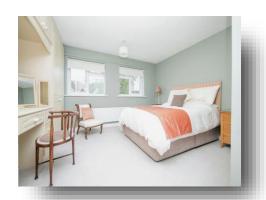
## **Melton Meadow Road, Melton** Woodbridge

- 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









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108814



Property Ref: WBG108814 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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