



St. Audrys Park Road, Melton Woodbridge IP12 1SX

welcome to

St. Audrys Park Road, Melton Woodbridge

Situated on the award winning Hopkins Homes development, set within parkland, this three bedroom detached family home offers ample living accommodation together with a private, wall enclosed, south facing rear garden.



Outside Front

The property is approached via a shared shingle driveway, giving access to the entrance door and lawned front garden.

Entrance Hall

Stairs to the first floor with window over, radiator, access to...

Cloakroom

Fitted with a suite comprising low level WC, pedestal wash hand basin with tiled splashback over, tiled floor, radiator, UPVC obscure glazed window to the front,

Lounge

14' x 13' 2" (4.27m x 4.01m)

French doors to the dining room, wall mounted electric fire, window to the front , radiator, ceiling rose.

Dining Room

11' 1" x 9' 2" (3.38m x 2.79m)

French doors from the lounge, double doors to the conservatory and a door to the kitchen. Radiator.

Kitchen

11' 3" Max. x 10' 7" Max. (3.43m Max. x 3.23m Max.)

Doors to the hall, conservatory and the dining room. Fitted with a range of wall and base mounted units, tiled splashback, built-in mid height oven and grill, hob with extractor hood over. Wood effect floor, window to the rear with one and a quarter sink and drainer with mixer tap, space for a fridge/freezer and dishwasher, large pantry cupboard.

Conservatory

13' 10" x 13' 9" (4.22m x 4.19m)

Quarter brick construction with UPVC windows and roof. Doors to either side, tiled floor and ceiling fan.

First Floor Landing

Shelved storage cupboard. Access to...

Master Bedroom

13' 10" x 9' 11" (4.22m x 3.02m)

Window to the rear with radiator under, double built-in wardrobe, ceiling fan, access to the...

En-Suite

Shower cubicle with Aquaboard surround, low level WC, pedestal wash hand basin with tiled splashback, tiled floor, radiator, obscure glazed window to the rear, extractor fan.

Bedroom Two

13' 10" x 10' 11" (4.22m x 3.33m)

Window to the front, radiator, built-in wardrobe cupboard, loft hatch.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Window to the front, radiator, window to the front.

Family Bathroom

Bath with shower over and tiled surround, low level, pedestal wash hand basin with tiled splashback, obscure glazed window to the side, radiator, extractor fan.

Rear Garden

The partially walled, south facing rear garden commences with a patio seating area. The majority of the garden is laid to lawn, with mature flower and shrub borders. Door to the...

Garage

With pitched roof providing storage overhead, power and light connected, doors to the front and side, window to the side.



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welcome to

St. Audrys Park Road, Melton Woodbridge

- Situated on an Award Winning Development
- Detached Family Home
- Ample Living Accommodation
- Three Good Size Bedrooms
- En-Suite & Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108974 - 0002

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