







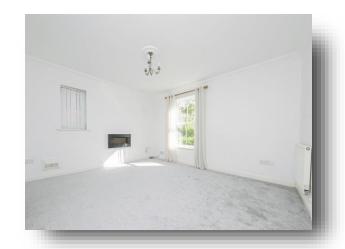


# welcome to

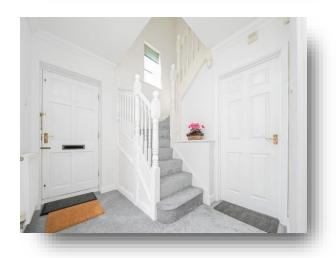
# St. Audrys Park Road, Melton Woodbridge

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.





# 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







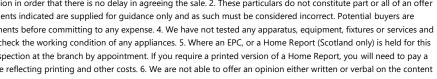
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Please note the marker reflects the postcode not the actual property

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