









# welcome to

# **Riverview, Melton Woodbridge**

A recently refurbished three bedroom detached bungalow, situated in a quiet cul-de-sac, the property benefits from a garage and driveway parking.













#### Outside Front

To the front of the property there is a lawned garden, with driveway providing parking for 2 vehicles. A pathway leads around to the side of the property giving access to the new composite entrance door.

#### **Entrance Hall**

Access to...

#### **Main Bedroom**

10' 10" x 17' 1" ( 3.30m x 5.21m ) Window to the front, radiator.

#### **Bedroom Two**

9' 1" x 11' 5" ( 2.77m x 3.48m ) Window to the front, radiator.

#### **Bedroom Three**

7' 9" x 9' 1" ( 2.36m x 2.77m ) Window to the rear, radiator and storage cupboard.

#### Kitchen

6' 11" x 11' 5" ( 2.11m x 3.48m )

Window and door to the side, door to the utility room. Newly fitted with a range of wall and base mounted units with wood effect worktop with upstand over. Integrated fridge/freezer, oven, induction hob with extractor over, dishwasher. Sink and drainer with four way mixer tap over.

## **Utility Room**

5' 8" x 6' 9" ( 1.73m x 2.06m )

Access to the garage and rear garden. Space and plumbing for washer/dryer.

#### **Wet Room**

Shower and screen, low level WC, pedestal wash hand basin, heated mirror. obscure glazed window to the side.

## **Lounge / Diner**

11' 10" Max. x 19' 5" Max. ( 3.61m Max. x 5.92m Max. ) Sliding doors to the rear, window to the side, radiator.

#### Rear Garden

Commencing with a patio area, the remainder of the garden is mainly laid to lawn, enclosed by hedging. Storage shed.





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## Riverview, Melton Woodbridge

- Recently Refurbished Detached Bungalow
- Quiet Cul-De-Sac Location
- Newly Fitted Kitchen & Wet Room
- Three Good Size Bedrooms
- Spacious Lounge/Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: D

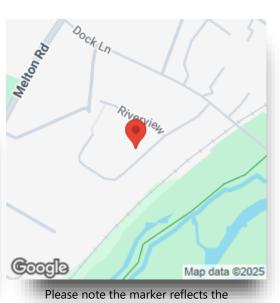
offers in excess of

£375,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109156



Property Ref: WBG109156 - 0004 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 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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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