



Cages Way, Melton Woodbridge IP12 1TE

welcome to

Cages Way, Melton Woodbridge

Offered for sale with no onward chain, this recently refurbished three bedroom semi-detached family home is located on the popular award winning development built by Hopkins Homes.



Outside Front

The property is approached via a shingled driveway, providing parking for 2 to 3 cars, giving access to the garage. The front garden is mainly laid to lawn, with some mature trees to the very front and a mature flower-bed. A pathway leads to the front door.

Entrance Hall

Radiator, tiled flooring, stairs to the first floor, access to the...

Cloakroom

Part tiled walls, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, heated towel rail, tiled floor.

Dining Room

9' 8" x 8' 9" (2.95m x 2.67m)

Window to the front, radiator, tiled floor, inset ceiling spotlights, door to the kitchen and entrance hall.

Kitchen

8' 9" x 9' 8" (2.67m x 2.95m)

Window to rear with one and a quarter drainer sink and mixer tap under, marble worktops and upstand. Built-in oven, hob with extractor hood over, integrated bins, fridge/freezer and dishwasher. Fitted with a range of wall and base mounted units, inset ceiling spotlights, tiled floor, larder cupboard under the stairs, door to the...

Utility Room

6' 1" x 5' 6" (1.85m x 1.68m)

Door to the rear, space for washer dryer, worktops and upstand, sink with mixer and drainer, range of wall and base mounted units, inset ceiling spotlights, extractor fan and wall mounted boiler.

Lounge

11' 7" Max. x 18' 10" Max. (3.53m Max. x 5.74m Max.)

A dual aspect room with door and windows to the rear and window to the front, Feature fireplace with wooden mantel over and inset cast iron fire set on a tiled hearth.

First Floor Landing

Radiator and window to the rear, 2 storage cupboards, inset ceiling spotlights, access to...

Master Bedroom

14' 11" Max. x 11' Max. (4.55m Max. x 3.35m Max.)

Window to the front, radiator, inset ceiling spotlights, built-in wardrobe, access to the...

En-Suite

Tiled floor, obscure glazed window to the front, heated towel rail, inset ceiling spotlights, extractor fan, low level WC with concealed cistern, wash hand basin with tiled splashback and mirror with lighting over, shower with rain effect showerhead and hand held attachment, tiled surround.

Bedroom Two

11' Max. x 9' 10" Max. (3.35m Max. x 3.00m Max.)

Window to front, radiator, built-in storage cupboard, inset ceiling spotlights.

Bedroom Three

11' 9" x 6' 8" (3.58m x 2.03m)

Window to the rear with radiator under, inset ceiling spotlights, loft hatch, storage cupboard.

Family Bathroom

Tiled floor, low level WC with concealed cistern, wash hand basin with unit under and tiled splashback, mirror with lighting over, heated towel rail, panelled bath, shower over with rain effect showerhead and hand held attachment tiled surround, obscure glazed window to the rear, inset ceiling spotlights, extractor fan.

Rear Garden

The private, sunny rear garden is mainly laid to lawn, with shrub borders and small patio space. Door to the...

Garage

With up and over door to the front.



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welcome to

Cages Way, Melton Woodbridge

- Newly Refurbished Semi-Detached Family Home
- Three Good Size Bedrooms
- En-Suite & Family Bathroom
- Lounge & Dining Room
- Modern Fitted Kitchen

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

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109189 - 0005

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