



Beadon Way, Melton Woodbridge IP12 1NB

welcome to

Beadon Way, Melton Woodbridge

An immaculately presented 3 bedroom, detached bungalow with stunning gardens, on the edge of a quiet development within easy reach of the town centre.



Entrance Hall

Composite front door leading into the entrance hall, radiator, cloaks cupboard providing ample storage, access to...

Principle Bedroom

16' 3" max x 11' 9" max (4.95m max x 3.58m max)
Square bay window with fitted shutters and radiator underneath to the front. Fitted mirrored wardrobes, access to...

En-Suite

Walk in shower, tiled around. Toilet, wash hand basin with mixer tap & unit under, tiled splashback, mirror, shaver sockets, a heated towel rail, spotlights in ceiling and extractor fan.

Bedroom 2

10' 1" x 9' 7" (3.07m x 2.92m)
Window to the front with fitted shutters and a radiator.

Bathroom

Tiled floor, bath with shower over, tiled surround, floating style wash hand basin with mixer tap and tiled splashback, low level WC, heated towel rail, inset ceiling spotlights, extractor fan.

Bedroom 3

10' 3" x 7' 11" (3.12m x 2.41m)
Window to the front with fitted shutters, radiator. Fitted sliding-door wardrobes.

Kitchen / Diner

14' x 16' 3" (4.27m x 4.95m)
Windows & patio doors leading to the garden from the rear, another window to the side. A mix of low & eye level units with worktops & upstand, tiled splashback. Fitted with a mid height oven & grill, gas hobs with extractor hood over, fridge & freezer, dishwasher and washing machine all integrated. Radiator to the side and spotlights in the ceiling.

Lounge

12' x 19' 11" (3.66m x 6.07m)
Two radiators, windows and patio doors leading into the...

Glass Garden Room

8' 3" x 9' 3" (2.51m x 2.82m)
A contemporary addition to the property is this "glass garden room" from open space concepts. bridging the gap between inside & outside, sat on porcelain tiles with glass sliding doors with side and glass roof with inbuilt led strip lights.

Outside Front

The front of the property has a small and mature garden with small shrubs and plants mingling together. The large driveway provides parking for numerous vehicles, with an EV charger and gives access to the garage, side gate & front door.

Rear Garden

The rear garden commences with a porcelain tiled patio bordered by sleepers that step up onto the lawn and path leading to the rear pergola seating area. The garden is brimming with mature shrubs and perennials. Also featuring a integrated watering system running underground, ensuring easy maintenance and a beautiful garden year round.

Garage

Up & over door to the front, connected with power for lighting & sockets



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welcome to

Beadon Way, Melton Woodbridge

- Immaculately presented
- Stunning garden with irrigation system
- Modern & contemporary garden room
- Close to train station & town centre
- Garage & driveway parking

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

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109172 - 0007

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