



St. Audrys Park Road | Melton | Woodbridge | IP12 1SX

Offers In The Region Of



MORTIMERS
OF WOODBRIDGE

St. Audrys Park Road | Melton Woodbridge | IP12 1SX Offers In The Region Of £615,000

Mortimers of Woodbridge are delighted to offer for sale this immaculately presented three bedroom detached family home, on the ever popular, award winning Hopkins Homes' Melton Park Development. The property boasts two spacious reception rooms, a double garage, garden office/studio, and en-suite to master bedroom along with a family bathroom and ground floor cloakroom/wc plus suprisingly generous garden to the front, side and rear.

Melton Parks award-winning residential development was created by Hopkins Homes between 1998 and 2009, transforming the former St Audry's Hospital into a distinctive residential community. The site has a

- Three Bedrooms
- Two Reception Rooms
- Garden Studio
- Detached Family Home
- Award Winning Development
- Generous Gardens to Front and Rear

Entrance Hall

Enter via Entrance Door to Entrance Hall with stairs off to first floor and doors to Lounge, Dining Room and Cloakroom/WC.

Lounge

11'8" x 18'2" (3.56 x 5.55m)

This inviting lounge is bright and spacious, featuring large windows that flood the room with natural light. A charming fireplace with a wooden surround and tiled hearth forms the focal point, creating a warm and cosy atmosphere. Neutral carpeting complements the soft, muted wall tones, while ample space allows for comfortable seating arrangements and entertainment.

Kitchen

9'9" x 8'9" (2.98 x 2.66m)

The kitchen has a modern, sleek design with clean lines and a light colour scheme. It is arranged in a practical U-shape layout, with ample countertop space and contemporary cabinetry. Large tiled flooring and a window above the sink provide a bright and airy feel. Stainless steel appliances, including an integrated oven and extractor hood, add to the modern appeal.





Utility Room

6'1" x 5'7" (1.85 x 1.69m)

This compact utility room is thoughtfully designed with wooden open shelving and base units, providing both storage and work space. It includes essential laundry appliances such as a washing machine, and has a door leading outside, allowing practical access. The neutral tiled floor and light walls complete this functional space.

Dining Room

9'9" x 8'11" (2.98 x 2.73m)

The dining room offers a cosy and intimate atmosphere with natural light streaming through a window dressed with curtains. The warm wooden flooring adds character, complemented by a simple ceiling light and a corner filled with bookshelves that add a homely touch. This space provides the perfect setting for meals and conversations.

Bedroom One

11'10" x 11'1" (3.60 x 3.37m)

This bedroom features a soft, floral wallpapered feature wall paired with pale green painted walls, creating a calm and restful space. Two windows allow plenty of natural light, while a chandelier adds a touch of elegance. The room comfortably fits a double bed with bedside tables and wardrobe storage, combining style with practicality.

Bedroom Two

9'10" x 9'11" (2.99 x 3.03m)

A smaller bedroom with neutral tones and soft carpeting, this room benefits from a large window that fills the space with natural light. The wooden bed frame and simple bedside table contribute to an inviting, uncluttered environment, ideal for a restful retreat.

Bedroom Three

11'10" x 6'8" (3.60 x 2.02m)

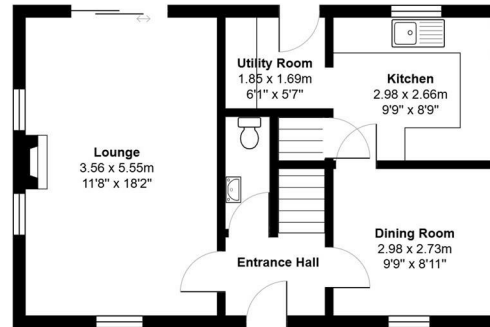
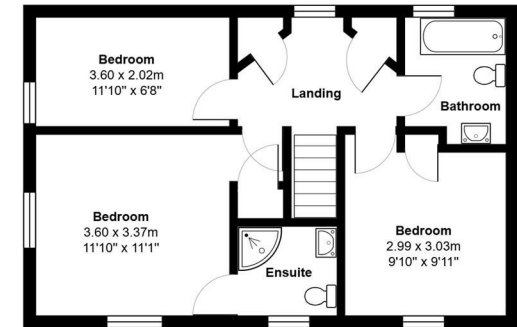
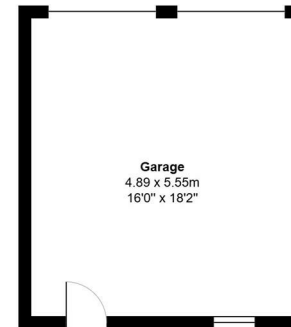
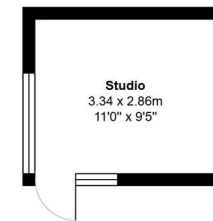
This compact bedroom offers a cosy feel with a single bed and a window that provides natural daylight. Neutral walls and light carpeting make the room feel fresh, while fitted wardrobes offer practical storage solutions.

Family Bathroom

The bathroom is well-appointed with a white tiled bath and shower combination, a white toilet with a wooden seat, and a radiator with towel rail. The natural light from the frosted window enhances the clean and fresh aesthetic, while the wooden effect flooring adds warmth to the space.

Ensuite

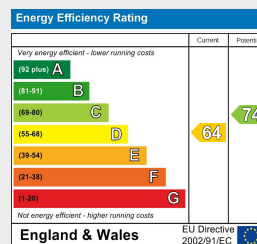
A stylish ensuite bathroom featuring a modern curved glass shower enclosure, white vanity units with ample storage, and a sleek basin sink. The space is finished with dark floor tiles and a large mirror that enhances the room's sense of light and space.



Total Area: 133.6 m² ... 1438 ft²

Council Tax Band D

EPC Rating D



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