





Riverview, Melton, Woodbridge IP12 1QU

william h brown

welcome to

Riverview, Melton, Woodbridge

This three bedroom detached bungalow is offered with no onward chain and has a modern kitchen, shower room and bathroom, and extended garage. The property is situated in a quiet close in a prime Melton location, and is only a short walk to local amenities.

Entrance Hall
Double glazed opaque window to front aspect. Spacious entrance hall with access to loft, airing cupboard housing central heating boiler. Radiator.

Lounge / Diner
This spacious L-shaped room is flooded with light by a double glazed windows to front and side aspects. Two radiators. TV point. Wall hung lighting.

Kitchen
Double glazed window to side aspect and double glazed door leading to garden. The modern fitted kitchen has wall and base units over areas of quartz work surface. Black sink and drainer unit with chrome mixer tap. Integrated oven with induction hob and extractor hood over. Space for dishwasher and washing machine. Spot lighting. Tiled flooring.

Tiled flooring.

Bedroom One
Double glazed window to rear aspect. Fitted wardrobes and shelving. Radiator.

Bedroom Two
Double glazed window to rear aspect. Fitted wardrobes, chest of drawers and overhead storage. Radiator.

Bedroom Three
Double glazed window to side aspect. Radiator.

Shower Room
The modern shower room benefits from two double glazed windows to the side aspect. Suite comprising low level WC with matching vanity wash hand basin, corner shower with glass enclosure and tiling to splashbacks. Tiled flooring, extractor fan, spotlights, chrome heated towel rail.

Garage
Accessed by electric roller door. Extended to the side and rear. Utility area to the rear. Door to side aspect. Power and light connected.

Front Garden
The front garden is enclosed by half height wooden fencing. A pathway leads to the front door. Large shingled area with surrounding flower beds. Hedging and side access leading to rear garden.

Rear Garden
The beautifully presented unoverlooked wraparound garden is fully enclosed and has access to the side. Outside tap and lighting. Door leading to garage. Multiple patio seating areas. Summer House. Large grassed area, trees and hedging. Path to side and rear.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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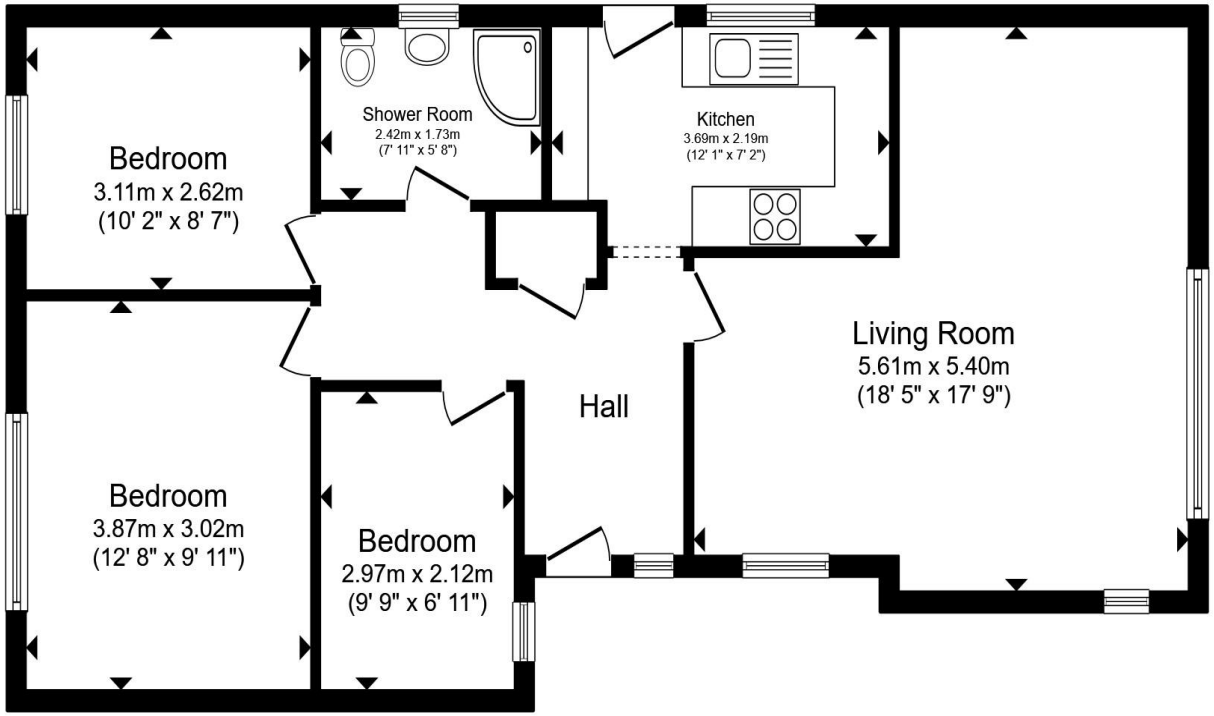
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Riverview, Melton, Woodbridge

- No onward chain
- Three good sized bedrooms
- Large L-shaped lounge with full height windows
- Modern kitchen with quartz overlay worktops
- Modern shower room

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

£375,000



Total floor area 74.9 m² (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WBG109564 - 0003

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