



**Cale Road, Melton, Woodbridge, IP12 1TS**

**welcome to**

## **Cale Road, Melton, Woodbridge**

Attractive 2 bedroom home situated within a prime Melton location and benefiting from two double bedrooms, modern kitchen, ground floor cloakroom and 1st floor bathroom and off street parking.

### **Lounge**

A well-proportioned room with modern wood laminate flooring, a large noise reduction double glazed window to the front and two radiators. Stairs to the first floor and a built in cupboard under the stairs.

### **Kitchen**

A modern partially integrated kitchen with a one and a half sink with mixer tap over. Adjoining work surfaces with under cupboards and drawers and matching eye level base units. Built in electric BOSCH hob with oven and extractor hood over, space and plumbing for a washing machine and a dishwasher. A double glazed window to the rear, modern wood laminate flooring and one radiator.

### **Lobby**

door to the garden and a door to the cloakroom.

### **Cloakroom**

A two piece suite comprises a low level W/C, a wall mounted wash hand basin and finished off with modern wood laminate flooring.

### **Landing**

Access to the loft.

### **Master Bedroom**

A good sized double bedroom with a double glazed window to the rear and one radiator.

### **Bedroom 2**

A good sized double bedroom with a built in cupboard, two double glazed windows to the front and one radiator.

### **Bathroom**

A partially three piece comprising a low level W/C, a wall mounted wash hand basin, an enclosed bath with a shower over, a heated towel rail and tiled floors.

### **Front Garden**

Open plan front garden with off road parking for two cars and space for guests parking. Field views from the front with a wooden barrier separating the drive and field. Block paved drive with white stone and shrubbery borders, lawn area and a path leading to the front door.

### **Rear Garden**

Patio area with stepping stones over the grassed area, white stoned seating area to the rear, shed, fully enclosed borders, side access, flower beds and wooden planters.

### **Agents 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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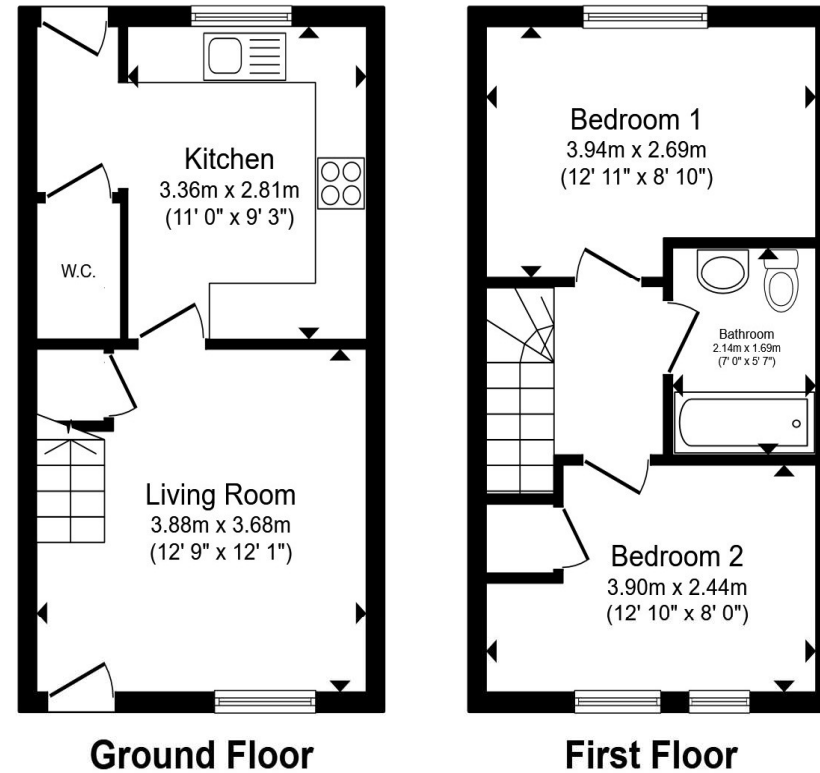
## Cale Road, Melton, Woodbridge

- Two double bedrooms
- Off street parking
- Great condition throughout
- Landscaped rear garden
- Popular Melton location

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

offers in excess of

**£260,000**



Total floor area 55.4 m<sup>2</sup> (597 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](http://www.propertybox.io)

  
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Property Ref:  
WBG109531 - 0006

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