



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

PYCHES CLOSE, MELTON, IP12

TENURE : FREEHOLD

GUIDE PRICE £600,000

- Four Bed Detached House
- Two Reception Rooms
- Cul-De-Sac Position
- No Onward Chain
- En-Suite Shower Room
- Gas C/H & Double Glazing

THE ACCOMMODATION



Hall

With stairs off to the first floor with storage cupboard under, and doors to...

Dining Room 3.45m x 3.04m (11' 4" x 10')

With window to front aspect.

Kitchen 3.66m x 2.94m (14' 1" x 11' 9")

Fitted with a range of wall and base units, work surfaces over, tiled splashbacks, inset sink/drainage unit, electric oven, gas hob and cooker hood, plumbing for washing machine, window and door to the rear garden.

Living Room 5.10m x 3.64m (16' 9" x 11' 11")

With glazed patio doors to the rear garden.

WC

Fitted with a WC and wash basin.

Landing

With airing cupboard, and doors to...

Bedroom One & En-Suite 5.47m x 3.34m (17' 11" x 10' 11")

(Bedroom measurement only) A large double bedroom with window to rear aspect, built-in wardrobes and an En-Suite Shower Room fitted with a WC, wash basin and a shower enclosure.

Bedroom Two 4.68m x 3.54m (15' 4" x 11' 7")

Another good double room with window to front aspect.

Bedroom Three 4.16m x 2.60m (13' 8" x 8' 6")

A third double, with window to front aspect.

Bedroom Four 2.76m x 2.00m (9' 1" x 6' 7")

With window to rear aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with a shower over.

Outside

The property occupies an elevated position with a lawned front garden, and steps to the door.

There's a driveway providing off road parking and access to the double garage. Side access leads to the rear garden, which has a patio area, raised lawn, well-stocked beds and fencing to boundaries.

Garage 17' 10" x 15' 4" (5.44m x 4.67m)



THE PROPERTY & LOCATION

A modern, detached family home within a popular location comprising an entrance hall, cloakroom, living room, dining room, kitchen, four bedrooms, with an en-suite to bedroom one and a family bathroom. There's a double garage and driveway, pleasant garden and no onward chain.

Located on the popular Melton Grange development, accessed from Bredfield Road and Pytches Road, this sought after position provides easy access to the Town Centre, the River Deben, a mainline railway station, schools and all the amenities Woodbridge has to offer.



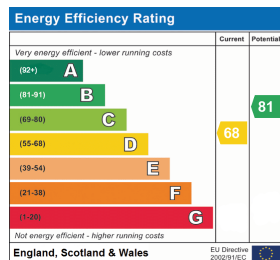
TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

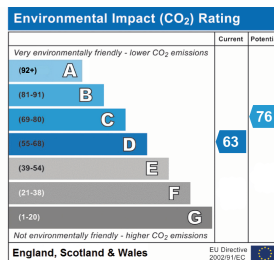


CORNERSTONE

While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: Pytches Close, Mellon, IP12



We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
REGISTERED NUMBER: 9421778
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given