



Pyches Close | Melton | Woodbridge | IP12 1SE

£725,000



MORTIMERS
OF WOODBRIDGE

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Mortimers of Woodbridge are delighted to offer for sale this immaculately presented four bedroom detached family home, situated in a cul de sac location, just half a mile walk from the towns bustling thoroughfare, popular Market Hill, delightful river walks and main line railway station. Over rec...

- Generous Driveway
- Under 1 mile to both Woodbridge & Melton Railway Stations
- Home Studio & Utility Room

Full Description

ACCOMMODATION

- Lounge
15'11 x 13'10 (4.57m x 3.96m)
- Cloakroom/ WC
- Kitchen/ Diner
28'8 x 12'4 (8.53m x 3.66m)
- Utility
- First Floor
- Bedroom
16'0 x 11'2 (4.88m x 3.35m)
- Wardrobe
6'2 x 6'7 (1.83m x 1.83m)

Ensuite Bathroom

- Bedroom
12'10 x 9'5 (3.66m x 2.74m)
- Bedroom
10'7 x 8'10 (3.05m x 2.44m)
- Bedroom
8'10 x 7'6 (2.44m x 2.13m)
- Shower Room
- Outside
- Garage
17'0 x 8'7 (5.18m x 2.44m)
- Rear Garden
- Office
11'0 x 7'8 (3.35m x 2.13m)



Total Area: 156.9 m² ... 1689 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band F
EPC Rating C

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