



Saxon Way, Melton Woodbridge IP12 1LG

welcome to

Saxon Way, Melton Woodbridge

Offering well presented good size accommodation, this four bedroom detached family home benefits from a double garage and ample parking, together with landscaped rear garden.



Outside Front

To the front the garden is bordered by hedging, with a pathway to the front door and access around to the side where there is a driveway leading to the garage and giving access to the rear garden.

Entrance Hall

Open hall with galleried landing. Obscure glazed door and window to the front, radiator, cloaks cupboard, doors to...

Study

10' 8" Max. x 8' 8" Max. (3.25m Max. x 2.64m Max.)
Currently used as a home office. Windows to the front and side, radiator.

Cloakroom

With tiled floor, low level WC with concealed cistern, wash hand basin with mixer tap and glass splashback over, radiator and extractor fan.

Kitchen / Diner

12' 8" Max. x 19' 6" Max. (3.86m Max. x 5.94m Max.)
Window to rear, one and a quarter drainer sink with mixer tap. Fitted with a range of wall and base mounted units, built-in mid height combination oven and microwave, hob unit with extractor hood over, built-in dishwasher, island/breakfast bar with space for a fridge, worktops and upstand, space for a dining table, radiator, french doors giving access to the rear garden, access to the...

Utility Room

7' 1" x 7' 9" (2.16m x 2.36m)
With windows to front and side, door to side, radiator, one and quarter drainer sink with mixer tap, range of wall and base mounted units, space for appliances, wall mounted boiler, extractor fan.

Lounge

11' 8" Max. x 23' 5" Max. (3.56m Max. x 7.14m Max.)
Square bay window to the front, 2 radiators, fireplace with built-in coal effect gas fire, patio doors to the rear, access to the...

Dining Room

10' 4" x 11' 5" (3.15m x 3.48m)
Folding doors to the lounge, door to the entrance hall, french doors to the garden room, radiator.

Garden Room

12' 10" x 9' 5" (3.91m x 2.87m)
Bi-fold doors to the rear and side, glass roof, window to the side, under-floor heating, patio doors to the dining room, inset ceiling spotlights, electric blinds.

First Floor Galleried Landing

Two windows to the front, airing cupboard, loft hatch with ladder attached.

Master Bedroom

11' 11" x 12' 2" (3.63m x 3.71m)
Window to the rear with radiator under, fitted wardrobes, access to the...

En-Suite

Tiled floor and half tiled walls, tiled shower cubicle, low level WC with concealed cistern, wash hand basin with mixer tap and storage units under and over, radiator, obscure glazed window to the side, extractor fan.

Bedroom Two

10' 7" x 11' 8" (3.23m x 3.56m)
Window to the rear with radiator under, fitted wardrobe.

Bedroom Three

11' 8" x 8' 2" (3.56m x 2.49m)
Window to the front with radiator under, fitted wardrobe.

Bedroom Four

7' 6" x 9' 5" (2.29m x 2.87m)
Window to the rear with radiator under.

Family Bathroom

Corner bath with shower over, half tiled walls, obscure glazed windows to the front and side, tiled floor, pedestal wash hand basin with mixer tap, low level WC, bidet, radiator and extractor fan.

Rear Garden

The private, landscaped rear garden consists of a lawned area with paths around, path leading to the garden room and summerhouse, borders planted with mature shrubs. Door to the...

Double Garage

With up and over doors to the front, power and light connected, the pitched roof provides overhead storage. The double driveway to the front provides ample parking.

To the other side of the garage there is a small area planted with a selection of fruit trees.



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welcome to

Saxon Way, Melton Woodbridge

- Well Presented Detached Family Home
- Four Double Bedrooms and a Study
- Garden Room Extension
- Lounge and Dining Room
- En-Suite to the Master Bedroom

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

£795,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109272 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk