



**Beadon Way, Melton**

Woodbridge

Guide Price **£635,000**



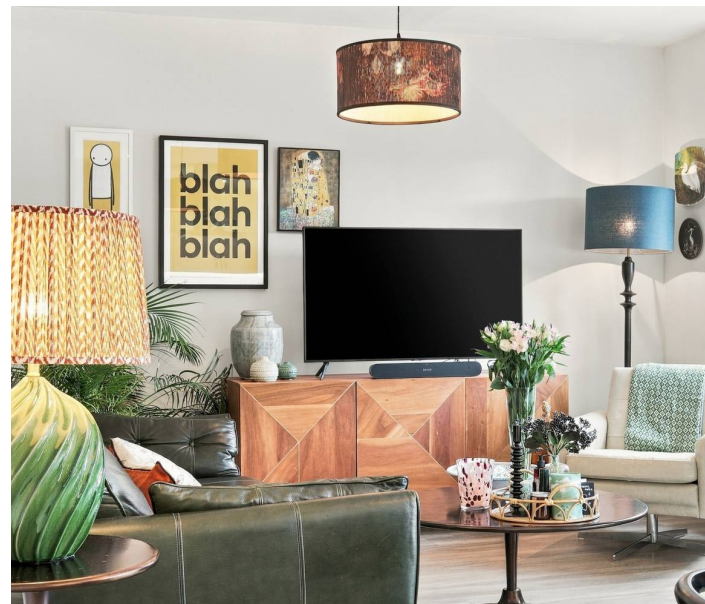
## Beadon Way

Melton, Woodbridge

An impressively spacious five bedroom detached family home, built approximately six years ago and beautifully presented throughout, set in a quiet and highly regarded residential position in Melton with woodland views to the front.

The entrance hall sets a bright, welcoming tone, with stairs rising to the first floor and doors leading off to a cloakroom and a front-facing study – ideal as a home office or playroom.

The sitting room, also to the front, is anchored by an attractive bay window that frames the green, tree-lined outlook beyond.



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The heart of the home is the open-plan kitchen, dining and family room, spanning the full width of the property to the rear and flooded with natural light from wide glazed doors opening onto the garden.

The kitchen is fitted with a central island incorporating an electric hob and extractor, an electric double oven, integrated fridge freezer and dishwasher, with ample further cabinetry and worktop space.

A separate utility room provides additional storage, laundry space and external access, keeping day-to-day essentials out of sight.



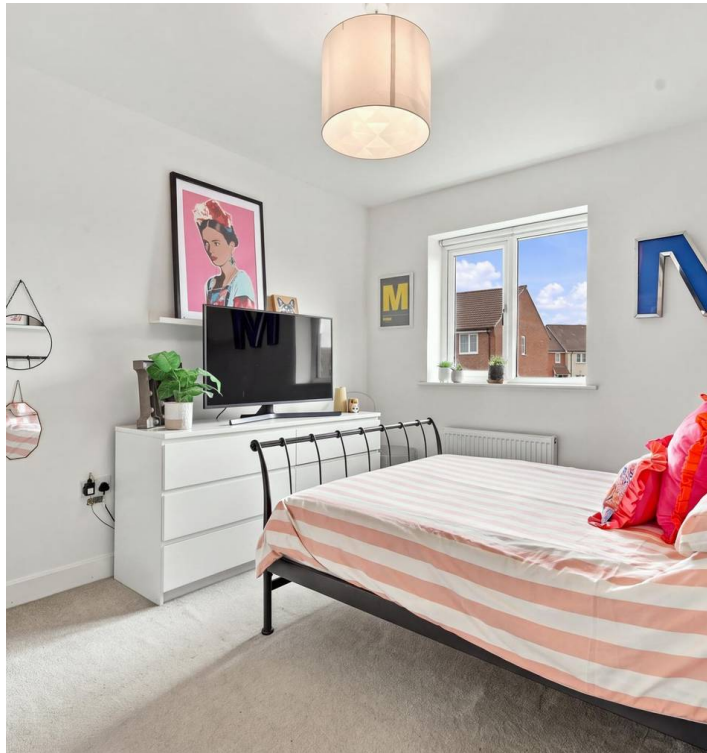


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Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, while a second bedroom also enjoys its own en-suite — ideal for guests or older children.

Two further bedrooms are served by a modern family bathroom, along with a versatile fifth bedroom currently arranged as a home office.



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## Outside

The rear garden is enclosed and mainly laid to lawn, with a paved patio area well suited to outside dining and entertaining, together with planted borders. To the front, a double garage and driveway provide off-road parking for several vehicles.

## Location

Beadon Way sits within comfortable walking distance of Farlingaye High School and a local bus route, with Woodbridge town centre — and its independent shops, cafés and riverside dining — around a 25-minute walk away. Melton has its own railway station, with services to London Liverpool Street via Ipswich, alongside local shops, pubs and everyday amenities. Scenic walks along the River Deben are also close by, offering a strong connection to the surrounding countryside and coastline.





Total area: approx. 196.2 sq. metres (2112.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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