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PROPERTIES

Selling Properties the Wright Way



## 38a Saxon Way

Melton, Woodbridge, IP12 1LG

**Guide price £675,000**





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## Description

An immaculately presented four bedroom detached family home with accommodation in excess of 1700 sq. ft. The ground floor opening into an impressive entrance hall, with a sitting room to the front and a stunning open plan kitchen/dining/living space with bifold doors leading out to the rear patio. Complimented by four double bedrooms, a family bathroom and a superb ensuite upstairs. Built in 2015, this home has been finished to a high specification throughout and benefits from recent upgrades to the kitchen and a newly landscaped garden. Solar panels are fitted to the rear and an alarm system on the ground floor.

## Entrance hall

12'03 x 10'09 (3.73m x 3.28m)

Two sets of hide and slide double oak doors lead to the ground floor accommodation, stair flight with under stair cupboard and large storage cupboard, porcelain floor tiles with under floor heating.

## Cloakroom

4'08 x 4'02 (1.42m x 1.27m)

Vanity unit with marble top housing the wc and wash basin with cupboard below, underfloor heating.

## Sitting room

14'06 x 13'09 (4.42m x 4.19m)

Double glazed window to front & Side, two radiators.

## Open plan kitchen/living room

23'06 x 18'07 (7.16m x 5.66m)

A range of eye level and base units with granite worktops above, matching central island with drawers and cupboards on one side, space for bar stools and there is a pop up plug socket in worktop, integrated

NEFF appliances including double oven, hob, dishwasher and fridge/freezer. Double glazed window to front, double glazed bifolds to rear, underfloor heating and log burner.

## Utility

8'07 x 5'08 (2.62m x 1.73m)

Eye level and base units matching the kitchen with granite worktops above, plumbing for washing machine, plumbing for tumble dryer, cupboard housing the combination boiler, double glazed window and door to rear. Under floor heating and access into the garage.

## First floor landing

Double glazed window to side, radiator and oak doors leading to bedrooms.

## Bedroom one

14'04 x 12'01 (4.37m x 3.68m)

Double glazed window to rear, radiator, fitted sliding wardrobes and access to the ensuite.

## Ensuite

14'07 x 8'07 (4.45m x 2.62m)

Stylish wet room, vanity unit with marble top housing the sink and wc with cupboard under, radiator, heated towel rail, velux windows to front and rear.

## Bedroom two

14'03 x 12 (4.34m x 3.66m)

Double glazed window to front and radiator.

## Bedroom three

11'04 x 10'05 (3.45m x 3.18m)

Double glazed window to rear and radiator.

### Bedroom four

12'01 x 9'09 (3.68m x 2.97m)

Double glazed window to front and radiator.

### Bathroom

7'08 x 7'02 (2.34m x 2.18m)

Three piece suite comprising a panelled bath with shower attachment, vanity unit with marble top housing wc and wash basin. Heated towel rail and airing cupboard with radiator.

### Outside and gardens

To the front is a driveway providing off road tandem parking for 2 cars and leads to an internal garage measuring 20' x 8'7 with electric remote controlled roller door. The front garden is enclosed by hedging and wrought iron railings. The rear garden is split into 3 separate areas which flow together for sociable gatherings and alfresco dining; the lower patio is level with the kitchen and opening the bi fold doors creates an 'outside / in' entertaining space. A raised border, steps and glass fencing divides the lower patio from the upper lawn, which is a quiet haven for relaxation, the mid-tier patio is laid with porcelain paving slabs and perfect for outdoor furniture and BBQ. The garden is enclosed by

wooden fencing with a number of trees and shrubs to the rear. There is a wooden shed with power/lighting connected and gated side access to the left of the property.

### Location

Saxon Way is situated within a desirable location in Melton and a short walk from Woodbridge town centre.

Woodbridge has good schools and an independent cinema, a number of high street and boutique shops, leisure centre and swimming pool, and a range of fantastic places to eat and drink. There is a railway station with links to Ipswich with connecting services to London, Norwich and Cambridge.

### Service

We understand that mains gas, electric, water and drainage are connected to the property.

Tenure - Freehold

EPC rating - B

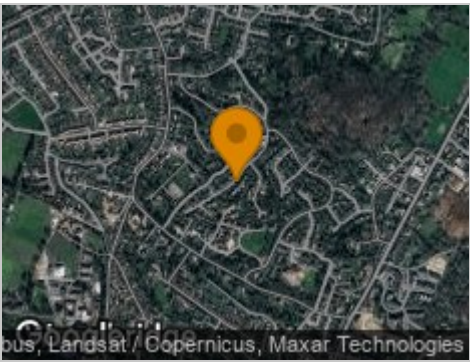
Council tax - F



Road Map



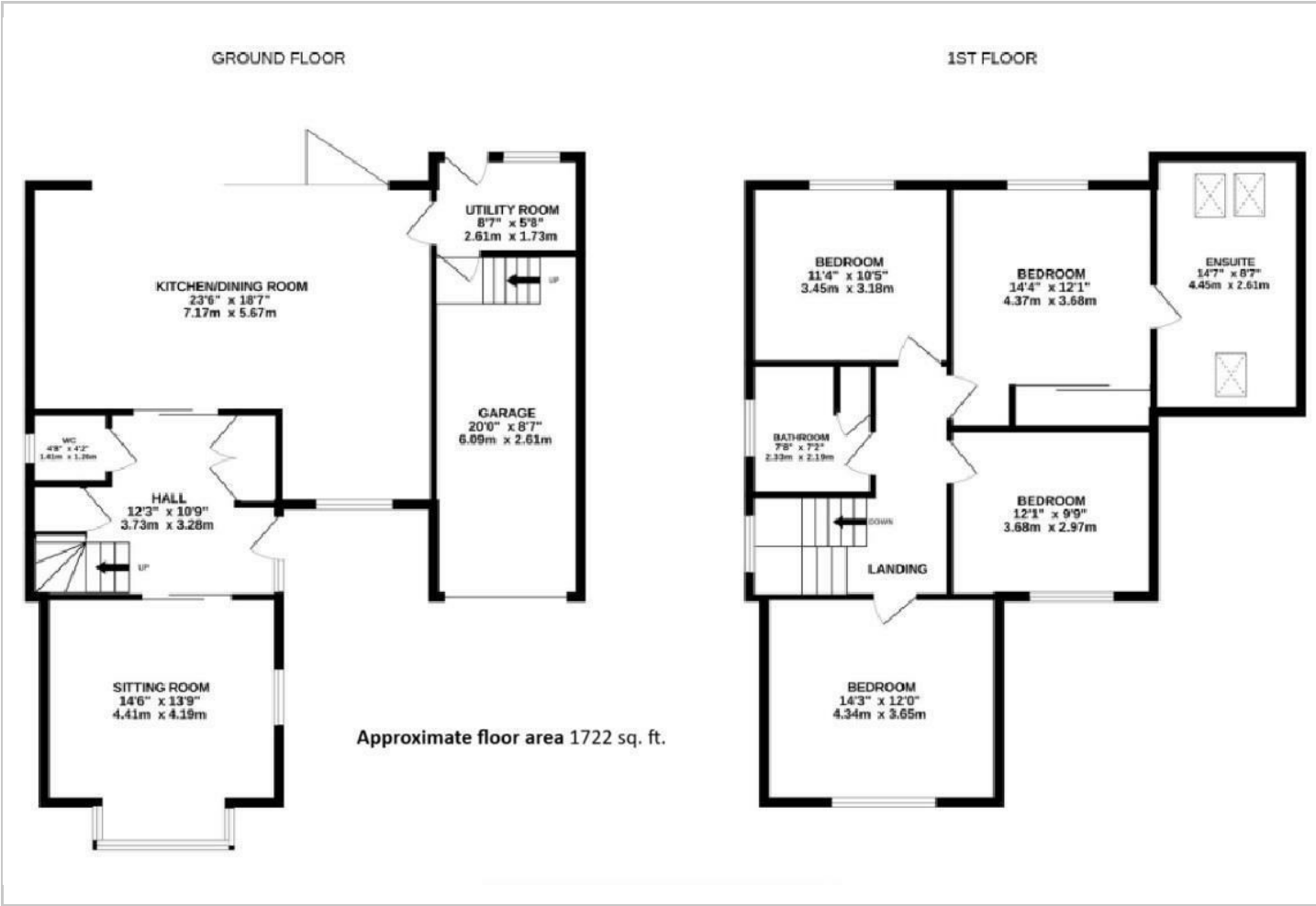
Hybrid Map



Terrain Map



Floor Plan

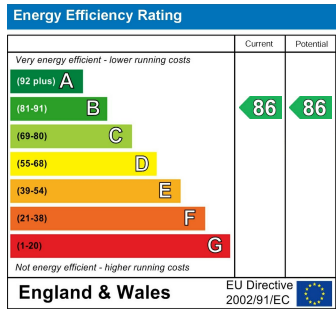


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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