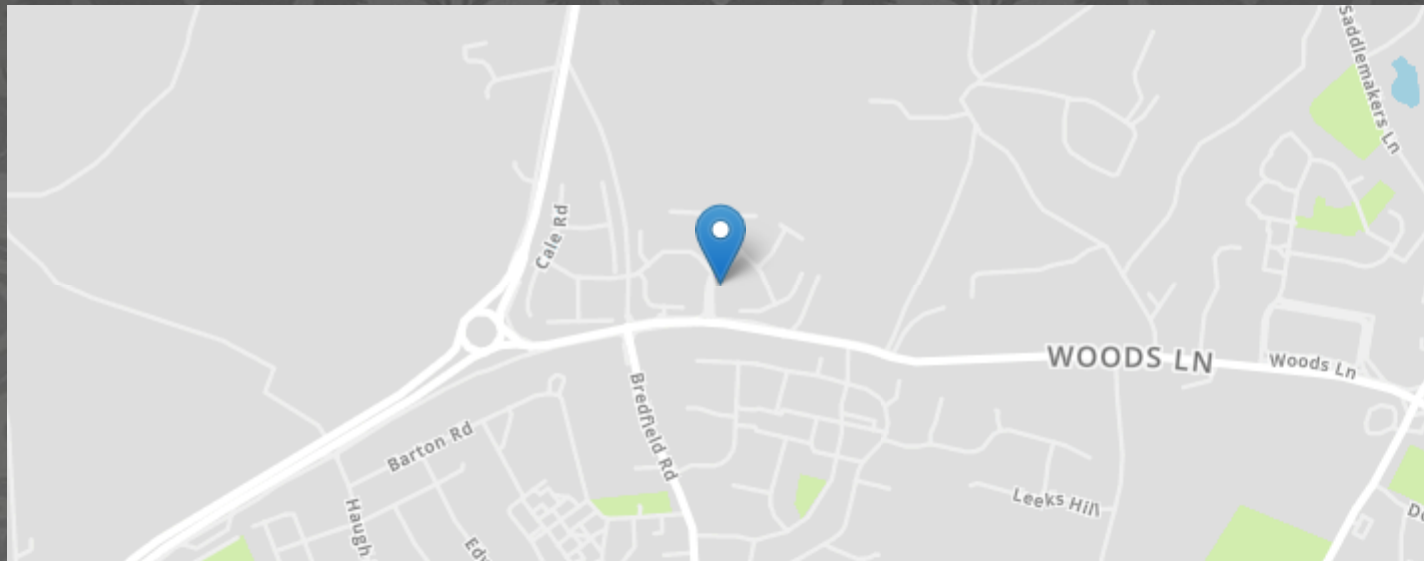


Beadon Way, Melton, Woodbridge



- *** NO ONWARD CHAIN ***
- KITCHEN/DINING ROOM
- SEPARATE SITTING ROOM
- PRIVATE REAR GARDEN
- CLOSE TO THE MARKET TOWN OF WOODBRIDGE

- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- UTILITY AREA AND DOWNSTAIRS CLOAKROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFF ROAD PARKING
- EASY ACCESS TO A12

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MARKS & MANN



Beadon Way, Melton, Woodbridge

*** NO ONWARD CHAIN ***

This SEMI-DETACHED THREE BEDROOM FAMILY HOME is located in MELTON, close to the popular MARKET TOWN of WOODBRIDGE, with good sized living space, GARDEN and off road PARKING. Accommodation comprises sitting room, kitchen/dining room with UTILITY AREA and downstairs CLOAKROOM, with three bedrooms, an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom upstairs. Close to local schools, shops and amenities, an early viewing is highly recommended to avoid disappointment.

£335,000

Beadon Way, Melton, Woodbridge

Entrance hall

Stairs to first floor, door to:

Sitting room

4.39m x 3.68m (14' 5" x 12' 1" (max) Window to front, door to the kitchen/dining room and door to the understairs storage cupboard.

Kitchen/dining room

3.73m x 3.68m (12' 3" x 12' 1") Two full height panel windows and French doors to rear, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over, integrated appliances including a fridge/freezer and dishwasher. Space for a family dining table and open through to:

Utility area

Base and eye level units with worktop over, space and plumbing for a washing machine, door to:

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Doors to all three bedrooms and the family bathroom.

Bedroom one

2.96m x 2.81m (9' 9" x 9' 3") Window to rear overlooking the garden, double fitted sliding mirrored door wardrobe, door to:

En-suite shower room

Window to rear, large shower cubicle, hand wash basin and WC.

Bedroom two

3.57m x 2.70m (11' 9" (max) x 8' 10") Window to front.

Bedroom three

3.57m x 1.98m (11' 9"(max) x 6' 6") Window to front, built-in over stairs storage cupboard.

Family bathroom

2.33m x 1.69m (7' 8" x 5' 7") Window to side, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been mainly laid to lawn with a hedging to the front and pathway leading to the front door. To the side there is a block paved driveway providing off road parking for two vehicles , with a side gate giving access to the rear garden.

The south east rear garden has a footpath to the immediate rear of the garden, with the remainder mainly laid to lawn, enclosed by wooden fencing. There is a garden shed which we understand is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating B.
Our ref: SM/elr.

Location

Melton is a popular location, close to the market town of Woodbridge, and benefits from it's own shop, public house and train station with a link to Ipswich town, where you can change for an onward direct link to London Liverpool Street. The nearby town of Woodbridge offers fantastic sailing on the River Deben, along with array of shops, coffee houses, bars and restaurants.

Directions

Using a SatNav, please use IP12 1NB as the point of destination.



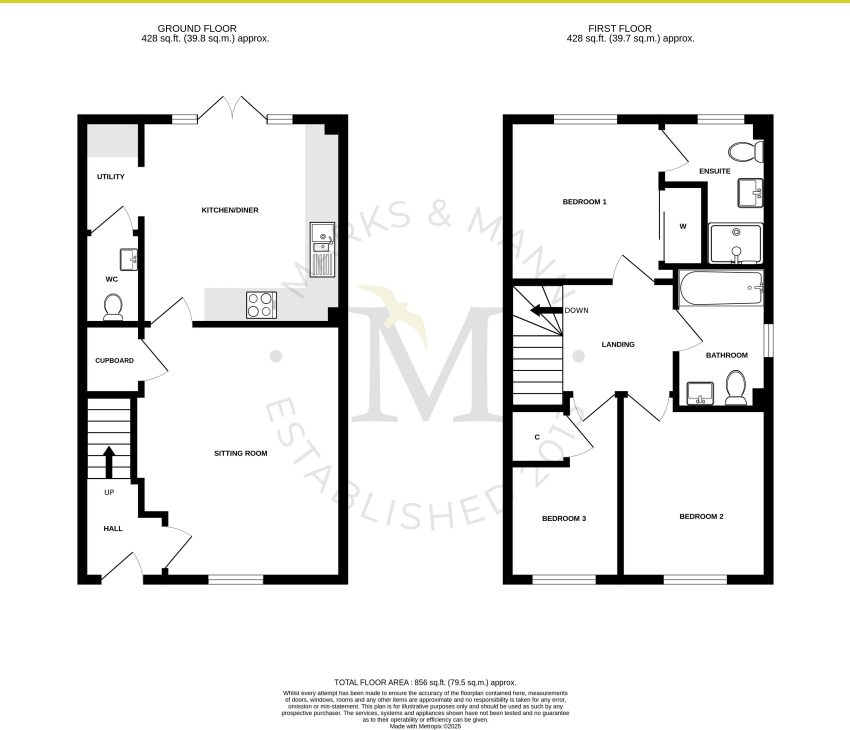
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Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

