



GRACE
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Deben Meadows, Woodbridge, Suffolk
£360,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom modern townhouse is situated in the highly desirable location of Woodbridge, Melton, Suffolk, offering contemporary living in a well-connected and sought-after area. Finished to a modern specification throughout, the property combines style, comfort, and practicality.

The home features bright and well-proportioned living spaces, complemented by a spacious ground-floor cloakroom for added convenience. The modern layout is ideal for both everyday living and entertaining.

Upstairs, the property offers three generous bedrooms, including a master bedroom with its own en suite, providing a private and comfortable retreat. A single garage adds valuable storage and secure parking, enhancing the home's practicality.

Ideal for families, professionals, or investors, this townhouse delivers modern, low-maintenance living in one of Suffolk's most desirable locations.

Entrance Hall

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Radiator, wood style flooring, access to garage, cloakroom, utility room and stairs to the first floor.

Cloakroom

6'9" x 6'3" (2.07 x 1.91)

Radiator, double glazed window to rear aspect, low level WC, hand wash basin and wood style flooring.

Utility Room

9'1" x 11'7" (2.78 x 3.54)

Radiator, double bowl sink with side drainer, space for washer and dryer. Matching base units with worktops over, wood style flooring and French doors to rear aspect.





Single Garage
9'3" x 19'8" (2.82 x 6)
Up and over door for access from the front of the property, power to the garage and internal access from the entrance hall.



First Floor Landing
Radiator and access to the living room, kitchen diner, office and stairs to the first floor.

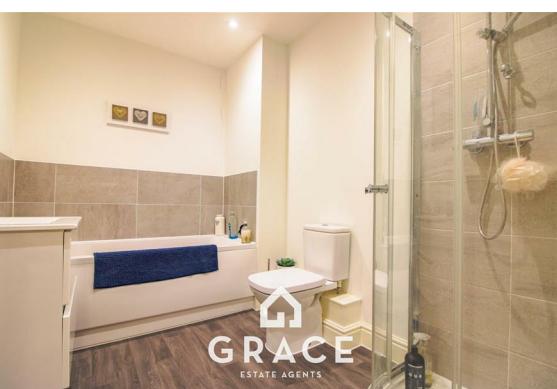


Kitchen Diner
9'1" x 18'4" (2.77 x 5.61)
Double glazed window to front aspect, two radiators, wood style flooring, matching eye level and base units with work tops over, integrated dishwasher, single oven, microwave, hob with extractor fan over, fridge freezer and single bowl sink with side drainer. Access to the living room.



Living Room
13'0" x 15'8" (3.98 x 4.79)
Double glazed window to rear aspect, French doors to rear aspect leading to a Juliet balcony, two radiators and access to the kitchen diner and first floor landing.

Office
11'9" x 6'2" (3.60 x 1.90)
Double glazed windows to front aspect and radiator.



Second floor landing
Access to the master bedroom, bathroom, bedroom two and bedroom three.

Master Bedroom
15'8" x 11'10" (4.79 x 3.63)
Radiator, double glazed window to rear aspect, access to the ensuite.

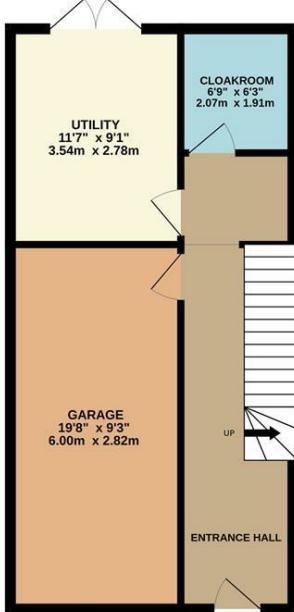
Ensuite
7'0" x 5'11" (2.15 x 1.82)
Double glazed Velux window to rear aspect, low level WC, hand wash basin, wood style flooring, heated towel rail, walk in corner shower with electric shower on a riser rail and tiled splash back.

Second Bedroom
9'2" x 11'6" (2.80 x 3.53)
Double glazed window to front aspect and radiator.

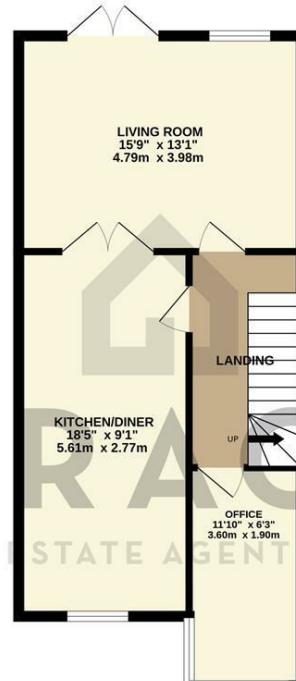
Third Bedroom
7'8" x 6'3" (2.34 x 1.93)
Double glazed Velux window to front aspect and radiator.

Outside
Patio from the rear of the property leading to a lawned area with fenced boundaries. Access to the garage from the front of the property and a block paved driveway.

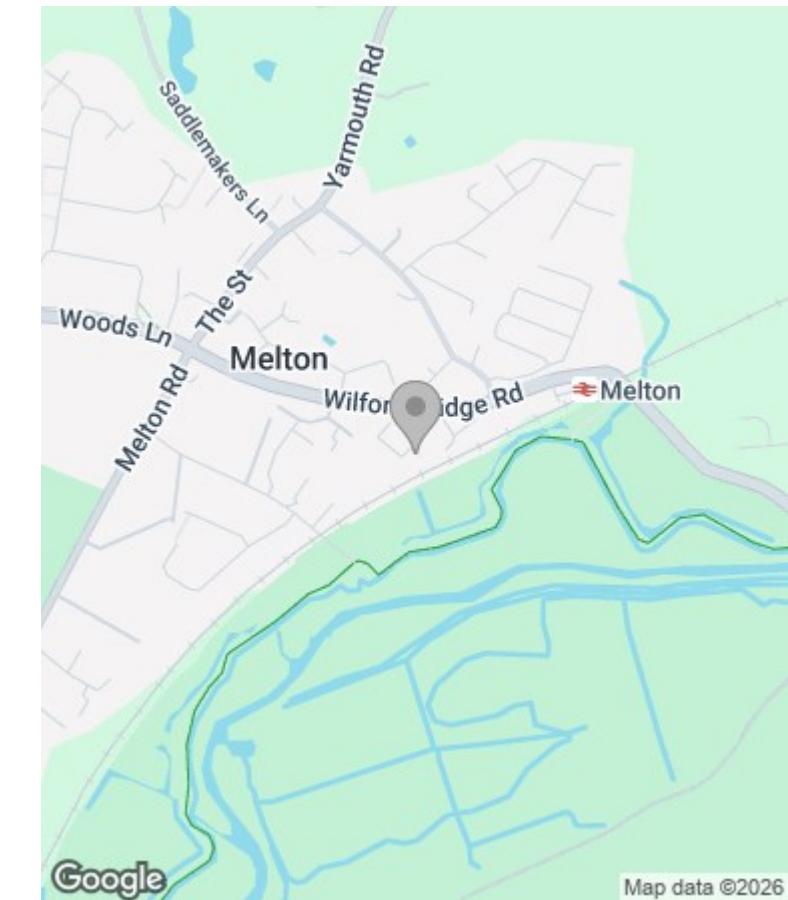
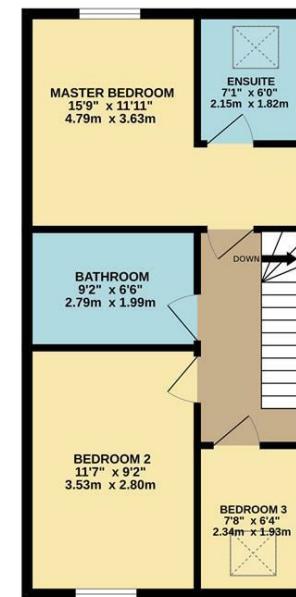
GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1463 sq.ft. (135.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested as no guarantee as to their operability or efficiency can be given.
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Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	86	
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		