



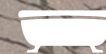
Lloyd Road, Woodbridge, Suffolk  
£280,000



**GRACE**  
ESTATE AGENTS



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- Fringe of Woodbridge
- Two Double Bedrooms
- Semi Detached Modern Home
  - Kitchen/Diner
  - Utility Area
  - Cloakroom
  - En-suite
  - Family Bathroom
- Gas to Radiator Heating
- Off Road Parking



A modern (2019) two double bedroom semi detached house located on this popular development in the village of Melton, just on the fringe of Woodbridge.

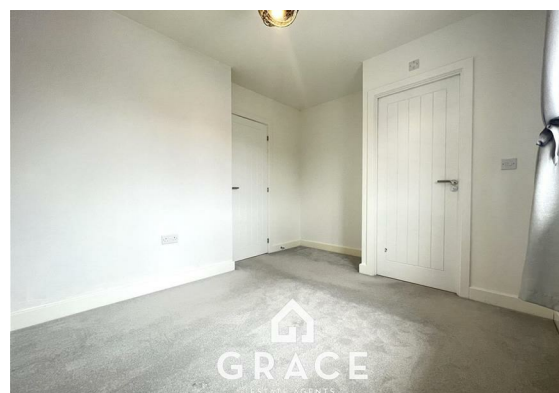
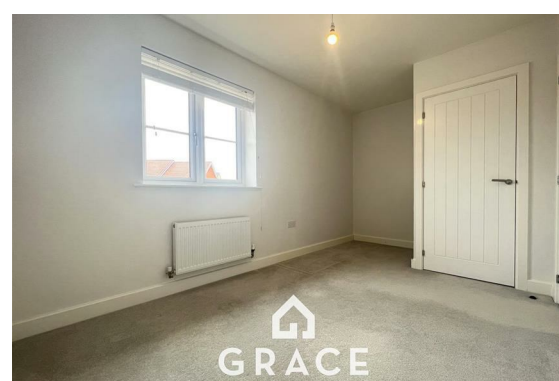
## Property

GRACE ESTATE AGENTS are delighted to be presenting this Fantastic Two Bedroom, Semi-Detached Home. Located on the Longwood Fields Development in Melton and built by Bloor homes in 2019, the property is located within a 30 minute walk of the River Deben and Woodbridge Town centre.

The property benefits from entrance hallway, lounge area, kitchen/diner, utility area, cloakroom, two double bedrooms, en-suite to master bedroom, family bathroom, double glazing, gas heating via radiators, off road parking for two vehicles, front and landscaped rear garden.

Council Tax: Band B  
East Suffolk





## Location

Melton lies just to the north of Woodbridge which provides extensive amenities including railway station, excellent schools, independent shops, boutiques, restaurants, public houses, cinema and a leisure centre with swimming pool. Melton has a popular pub, shop, a recreational ground and the train station with links to London and easy access to the A12.

## Hallway

Double glazed door to front, Stairs leading to first floor, Amtico flooring, Radiator.

## Living Room

14'4" x 10'5" (4.39 x 3.18)

Double glazed window to front, Amtico flooring, Under stairs cupboard, Radiator.

## Kitchen Diner

10'5" x 10'5" (3.18 x 3.18)

Double glazed French doors and windows to rear, Range of wall mounted units, Range of base level units with cupboards and draws, Single sink and a quarter drainer unit with mixer tap, Electric cooker and hob with extractor over, Integral fridge/freezer and dishwasher, Inset lights, splash backs, Amtico flooring, Radiator.

## Utility

Space for washer/dryer, Wall mounted boiler, Amtico flooring.

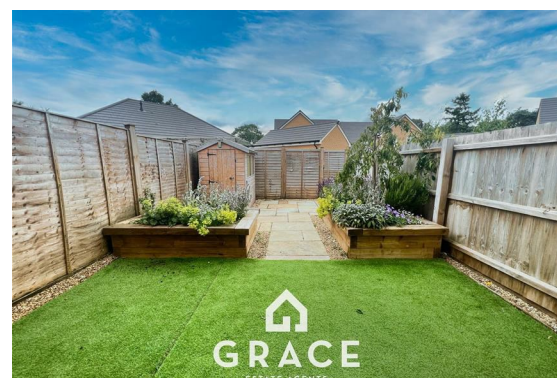
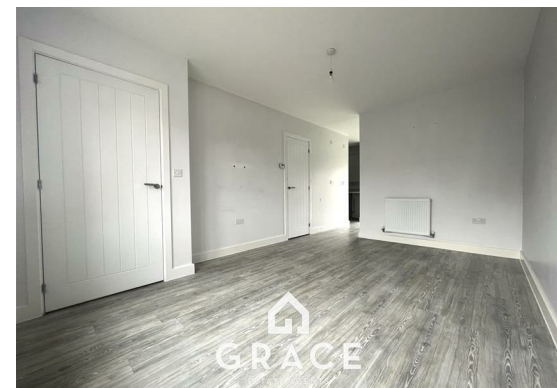
## Cloakroom

Low level W.C, Pedestal hand wash basin, Extractor fan, Amtico flooring, Radiator.

## Master Bedroom

11'1" x 8'9" (3.4 x 2.67)

Double glazed window to rear, Radiator





**Ensuite**

Double glazed window to rear, Double shower cubicle, Low level W.C, Vanity hand wash basin, Tiled splash backs, Inset lights, Heated towel rail.

**Bedroom Two**

14'0" x 8'0" (4.27 x 2.46)

Double glazed window to front, Built in cupboard, Radiator.

**Bathroom**

6'9" x 5'4" (2.06 x 1.65)

Double glazed window to side, Panel bath with mixer tap and shower attachment, Vanity hand wash basin, Low level W.C, Tiled splash backs, Inset lights, Vinyl flooring, Heated towel rail.

**Front Garden**

Path leading to front door, Laid to lawn Shrubs and plants.

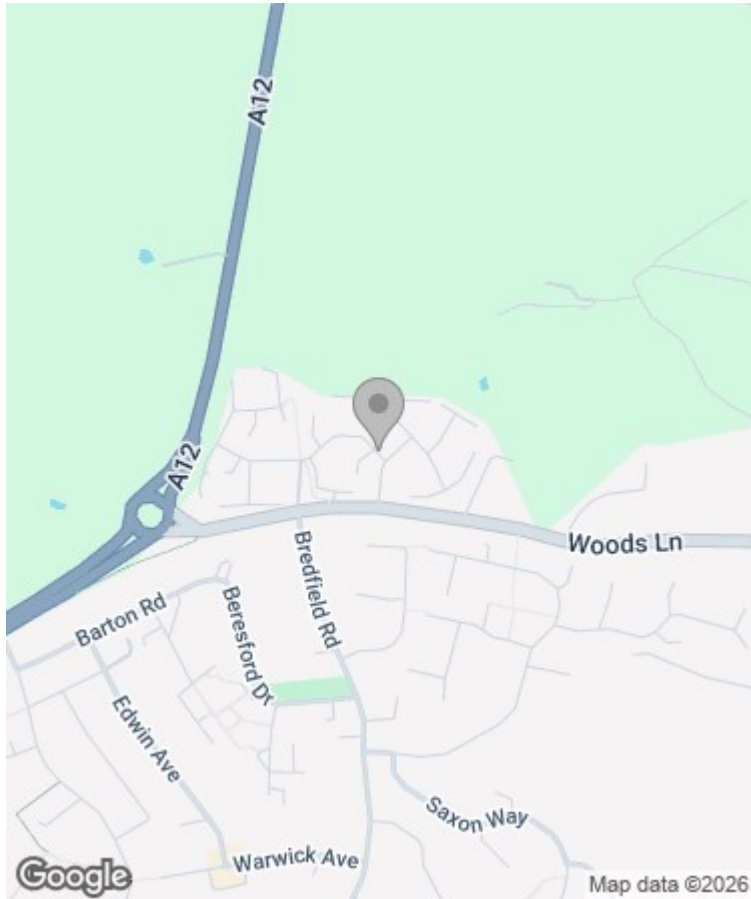
**Rear Garden**

Panel fencing to sides and rear, Gate to side, Indian sand stone patio, Raised flower beds, Artificial lawn, Shed with power.

**Parking**

2 Allocated parking spaces and visitor parking.





Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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