



- 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

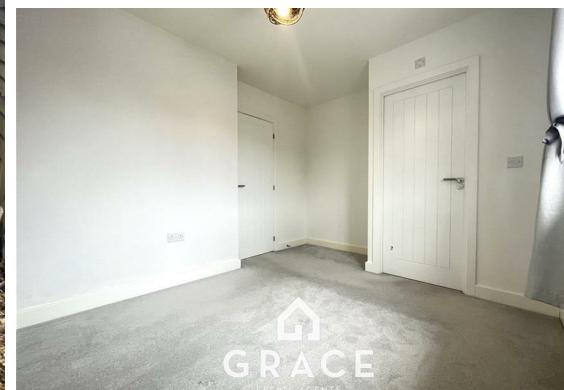




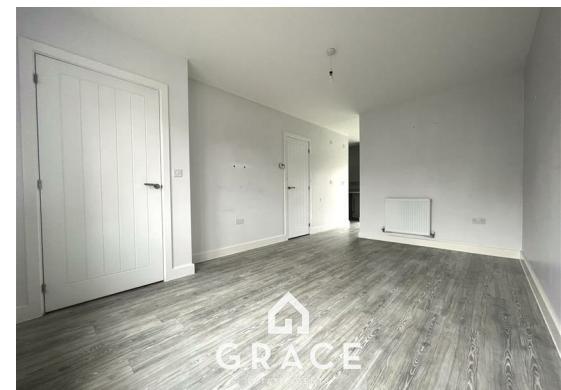
GRACE
ESTATE AGENTS



GRACE



GRACE



GRACE



GRACE
ESTATE AGENTS



GRACE
ESTATE AGENTS

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.

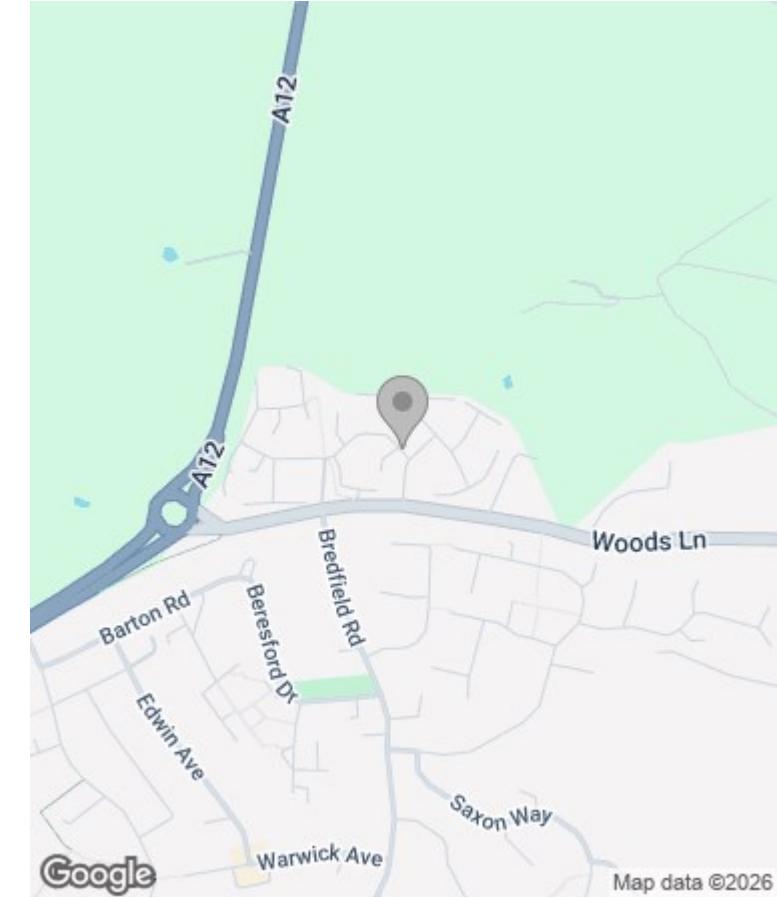
Rear Garden

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(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		

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.

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.