



Nightingale Row, Melton, WOODBRIDGE IP12 1GY

welcome to

Nightingale Row, Melton WOODBRIDGE

Substantial, three double bedroom, semi-detached home, situated in a prime Melton location, benefiting from multiple reception spaces, modern finishes throughout and ample parking to the rear.

Entrance Hall

Composite front door, radiator, spotlights.

Cloakroom

Low level WC, wash hand basin, tiled flooring, radiator, extractor fan and spotlights.

Lounge

This stunning, large, room, benefits from double oak doors connecting to the sunroom, double glazed window to the front, stairs to the first floor with under stairs storage cupboard, two radiators, spotlights, TV point, a fitted wood burner with a stone base and surround.

Sunroom

A beautiful, perfect for entertaining, double glazed windows to the side and rear with fitted roller blinds, patio doors leading to the garden, hard tiled oak effect flooring, radiator, two Velux windows, double oak doors to the lounge, wall hung lights.

Kitchen

Modern kitchen boasting a range of wall and base mounted units in sage green with oak worktops, a stainless steel one and a half bowl sink plus drainer with chrome mixer tap, an integrated double oven with electric hob and extractor hood, integrated slim-line dishwasher, fridge/freezer and washing machine, spotlights, radiator, double glazed window to the rear and hard tiled oak effect flooring.

First Floor Landing

Airing cupboard, spotlights, loft hatch.

Master Bedroom

Double glazed window to the front with fitted roller blind, radiator, feature panelled wall and a built-in wardrobe. Door to the...

En-Suite

Low level WC, wash hand basin, double shower enclosure with waterfall shower and glass enclosure, tiled flooring, part tiled walls, chrome heated towel rail, spotlights.

Bedroom Two

Double glazed window to the rear, radiator and spotlights.

Bedroom Three

Double glazed window to the rear, radiator and spotlights.

Family Bathroom

Double glazed window to the front, low level WC, wash hand basin, a bath with overhead shower and glass screen, part tiled walls, tiled flooring, chrome heated towel rail, a fitted cabinet, spotlights and extractor fan

Outside:

Front Garden

A walled border with brick pillars and gated access, a pathway to the front door, hedging surround, a large shingle area, with a side access and gate leading to the rear garden.

Rear Garden

Sunny, un-overlooked rear garden with a large, grey patio seating area, fully enclosed border, a walkway leading to the rear gate, giving access to the parking, a small grassed area, flower bed and hedging border, a shed and a side access gate, leading to the front garden.





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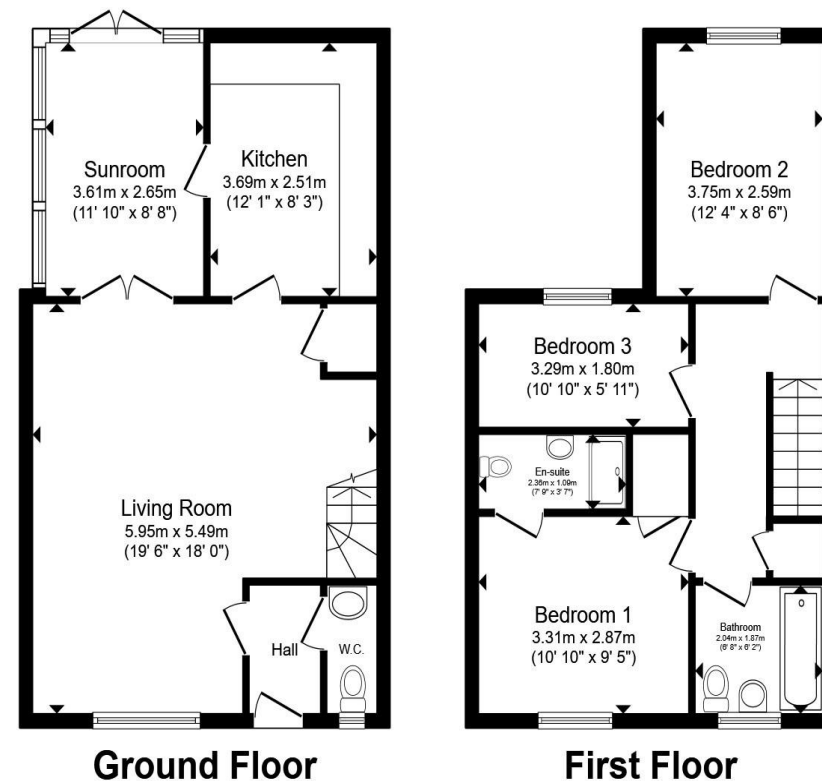
- Excellent condition throughout
- Three double bedrooms
- Lounge with fitted wood burner
- Stunning sunroom with Velux windows & doors to the garden
- Modern kitchen with integrated appliances

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£350,000



Total floor area 95.7 m² (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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