



SUFFOLK CLOSE, MELTON MOWBRAY

Asking Price Of £545,000

Four Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

THREE RECEPTION ROOMS

CLOSE TO LOCAL AMENITIES

DRIVEWAY AND GARAGE

OPEN-PLAN KITCHEN

TWO ENSUITES

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

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Offered with no upward chain, this extended detached house occupies an enviable position within this exclusive cul-de-sac to the south of Melton Mowbray. The property is well placed for easy access to the town centre and railway station, as well as the MV16 (Sixth Form College) with excellent sports facilities including a gym, sports centre, tennis club and rugby club.

The accommodation in brief comprises; entrance hall, lounge, dining room, garden room being open-plan to the breakfast kitchen, utility room and cloak room to the ground floor. Four bedrooms, two being en-suite and a family bathroom to the first floor. Outside the property benefits from ample off road parking and an integral double garage to the front with a private garden to the rear.

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ENTRANCE HALL Composite door into the spacious entrance hall having stairs rising to the first floor landing, ceramic tiled flooring, door to the downstairs cloakroom, glazed french doors to the lounge and a further door to the garden room and kitchen.

CLOAKROOM 3' 0" x 6' 1" (0.92m x 1.86m) Comprising of a low flush WC and wash hand basin, part tiled walls, ceramic tiled flooring and an obscure glazed window.

LOUNGE 18' 11" x 12' 3" (5.78m x 3.74m) Nicely proportioned room having a double glazed window to the front aspect overlooking a green space, radiator, TV aerial socket, coved ceiling and carpet flooring. Originally having french doors to the dining room which could be reintroduced if required.

DINING ROOM 11' 2" x 11' 3" (3.42m x 3.43m) Having a double glazed window to the rear aspect, radiator, coved ceiling, carpet flooring and door to the garden room.

GARDEN ROOM 8' 7" x 15' 8" (2.63m x 4.78m) Lovely light and airy space ideal for entertaining, having french doors opening out onto the rear garden, radiator and ceramic tiled flooring continuing through to the breakfast kitchen.

KITCHEN/BREAKFAST ROOM 10' 4" x 18' 5" (3.17m x 5.63m) Designed by the current owner the kitchen extension was built in 2006, hand crafted in American oak with double glazed panels to the pitched roof and all sides which really brings the outside in. The kitchen has been fitted with a generous bespoke range of American oak wall, base and drawer units with granite work surfaces, breakfast table, undermount steel sink with mixer tap over, stainless steel Belfast sink with work surface drainer, Smeg electric range cooker with gas hob and extractor hood over, dishwasher and a American style fridge freezer within housing with larder cupboards to each side. Door through to the utility room.

UTILITY ROOM 5' 4" x 9' 8" (1.65m x 2.97m) Wall and base units with roll edge work surface, stainless steel one and a half bowl sink and drainer unit, washing machine and tumble dryer. Double glazed window to the rear aspect, door to the side and door to the store room.

LANDING Taking the stairs from the entrance hall to the first floor landing, loft hatch to the fully insulated attic space, airing cupboard housing the hot water tank and three bar shower pump, ensuring no drop in water pressure when all showers are in use.

MASTER BEDROOM 17' 10" x 14' 5" (5.45m x 4.40m) Generous master bedroom having two double glazed windows to the front aspect, radiator, laminate wood flooring and door to the ensuite.

ENSUITE 13' 5" x 6' 11" (4.11m x 2.13m) Fitted with a contemporary suite comprising of a double ended panel bath, wall mounted wash hand basin with towel rail, towel radiator, close coupled WC, walk-in shower cubicle with fixed waterfall shower head and separate shower riser. Obscure double glazed window, inset LED lights, tiled walls and flooring.

BEDROOM TWO 15' 9" x 13' 0" (4.82m x 3.97m) Another good sized double room having a double glazed window to the front aspect, radiator, in-built wardrobe and carpet flooring.

ENSUITE 5' 8" x 6' 3" (1.75m x 1.93m) Comprising of a close coupled WC, vanity unit wash hand basin, illuminated mirror cabinet, shower cubicle with fixed waterfall shower head and shower riser and a radiator. Double glazed window, extractor fan, inset LED lights, tiled walls and flooring.

BEDROOM THREE 11' 3" x 9' 8" (3.44m x 2.95m) Having a double glazed window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 11' 7" x 10' 2" (3.54m reducing to 1.83m x 3.12m) 'L' shaped room having a double glazed window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BATHROOM 5' 11" x 8' 7" (1.82m x 2.63m) Fitted with a 'P' shaped bath with fixed waterfall shower head and separate shower riser and shower screen, close coupled WC, pedestal wash hand basin, illuminated mirror cabinet, extractor fan and radiator. Obscure glazed window, inset LED lights, tiled walls and flooring.

OUTSIDE TO THE FRONT Driveway providing off road parking, formal lawn to the front with mature trees and hedging to the sides. To the side there is a three a timed electrical socket suitable for hybrid vehicles and gated access to the rear garden.

GARAGE 17' 11" x 18' 3" (5.47m x 5.57m) Having two up and over doors, power and light connected, door to a store room which was added by the current owners.

STORE ROOM 3' 10" x 8' 5" (1.18m x 2.58m) Housing the Valliant central heating boiler, cloak and storage space, door giving access to the utility room.

REAR GARDEN Having a paved patio adjacent to the house and bordering around the lawn, mature shrub and flower beds, summer house situated in a 'sun trap' area of the garden and garden shed, both from the 'National Trust' range, mature trees to the rear making the garden nice and private and wood panel fencing securing the boundary. To the side is a paved courtyard area with garden tap and electric socket and access to the utility room.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.