



## Melvin Way

Woolpit, Suffolk, IP30 9YX, IP30 9YX

Guide Price £290,000

This modern semi-detached house with two double bedrooms, a stylishly designed kitchen, and a cozy living/dining room flowing into a delightful rear garden, ticks all the boxes for modern living. There are additional features, such as driveway for two cars and remaining NHBC warranty.





# Property Features

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- Modern 2-Bedroom Semi-Detached
- Perfect for first-time buyers and small families
- Driveway for 2 cars
- Well-maintained rear garden
- Two Double Bedrooms
- Living/Dining Room with double doors opening to the garden
- Stylish Kitchen
- Within NHBC Warranty
- Downstairs WC
- Prime Location with easy access to local amenities and major trunk roads

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## FULL DESCRIPTION

Nestled in the charming village of Woolpit, you'll find yourself just a stone's throw away from essential amenities and close to major routes leading to Bury St Edmunds, Stowmarket, and Ipswich. This location provides both convenience and a sense of community, making it a perfect choice for those wanting to enjoy a village lifestyle while maintaining easy connectivity to urban centers.

As you enter the property, you're welcomed by an entrance hall that leads you into the contemporary kitchen. The living/dining room is a standout feature, with double doors opening directly to your private rear garden, creating an ideal space for entertaining or enjoying quality time with family. Completing this level is a convenient WC.

On the first floor, the layout comprises a landing that provides access to two double bedrooms. The family bathroom is conveniently positioned, showcasing modern fittings and functionality for everyday needs.

The exterior of the property boasts both front and rear gardens. The rear garden being a stand out feature, accessible through the living space and side gate, features a patio area perfect for summer barbecues and a well-maintained lawn, ideal for outdoor activities. Additionally, there is an extended area which has been thoughtfully designed, tucked away for storage or activity options. To the right hand side of the property there is a driveway for 2 vehicles.

Tenure: Freehold

Council Tax Band: Mid Suffolk - B

Services: Mains Gas, Water & Electric

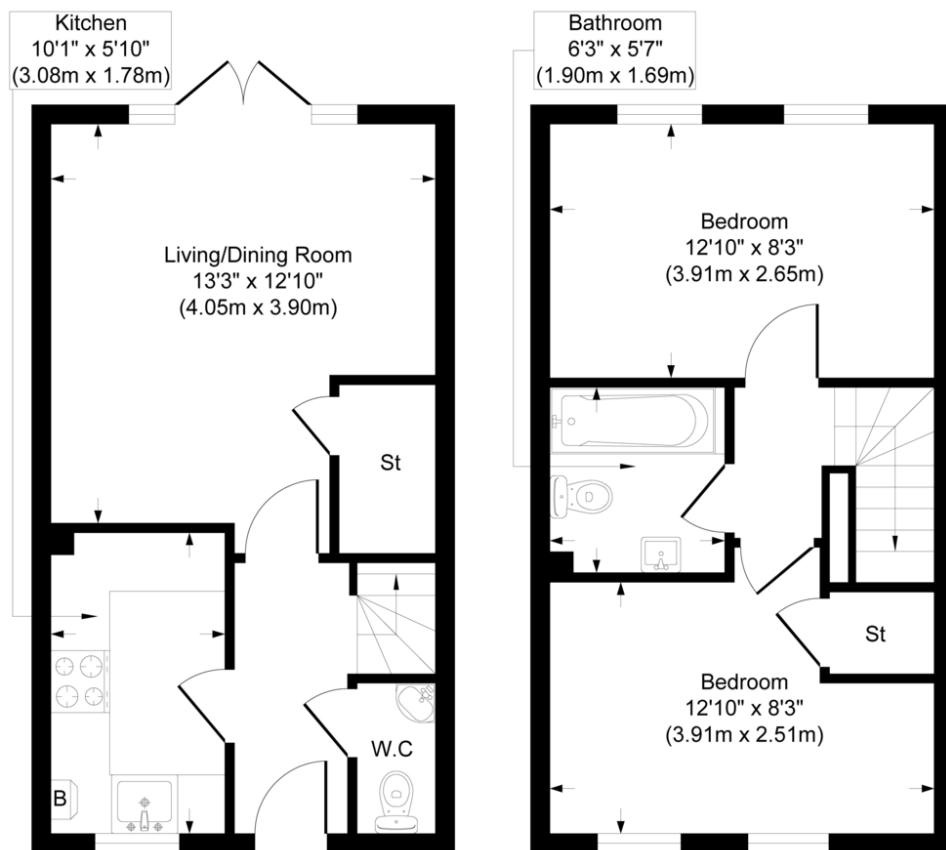
Estate Service charge: £286.45 PA (£143.23 paid half yearly)







## Approximate Gross Internal Area 614 sq ft - 57 sq m



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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/tenants are advised to recheck the measurements