



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ST. ANDREWS PLACE, MELTON, IP12 1PZ

TENURE : FREEHOLD

GUIDE PRICE £300,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

A welcoming hallway with fitted storage and doors to...

Kitchen 4.96m x 2.76m (16' 3" x 9' 1")

Fitted with a range of contemporary cabinets with work surfaces over, integrated appliances including fridge and freezer, dishwasher, washing machine, electric oven and hob with cooker hood over, window to the rear and side aspects, door to outside.

Living Room 4.47m x 3.66m (14' 8" x 12')

A generously proportioned living room with log burner and glazed door and window overlooking and giving access to the rear garden.



Bedroom One 3.71m x 3.34m (12' 2" x 10' 11")

A generous double bedroom with fitted wardrobe and window to front aspect.

Bedroom Two

Another good-sized bedroom, currently used as a sewing room, with fitted wardrobe and window to front aspect.



Shower Room

A walk-in shower with WC and wash basin, with window to side aspect.

Outside

To the front of the property is an enclosed garden with planting beds, side access to the front door and to the covered walkway with outside stores, and access to the rear garden, which has a patio area, lawn, pond, well-stocked beds, raised vegetable beds and a wooden storage shed.

THE PROPERTY & LOCATION

A well-maintained detached bungalow with a good-sized garden and the potential to extend, (Subject to relevant permissions), within a cul-de-sac and set well back from the road. The property has a recently-fitted contemporary kitchen, a lounge with wood-burning stove and is available with no onward chain.

St Andrews Place is situated in the village of Melton on the fringes of Woodbridge, Locally there's a convenience store, railway station and a Primary School as well as some beautiful spots nearby including walks along the River Deben into Woodbridge or the forests and heathlands to the north of the town.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



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- **Detached Bungalow**
- **Recently Fitted Kitchen**
- **Good-Sized Garden**

- **Two Bedrooms**
- **Living Room With Log-Burner**
- **No Onward Chain**

East Suffolk Council Tax Banding : C



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