



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**ST ANDREWS PLACE, MELTON, IP12 1QX**

**TENURE : FREEHOLD**

**GUIDE PRICE £300,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**



# THE ACCOMMODATION



## Entrance Hallway

Side entrance door leading to the hall with built in cupboard, built in airing cupboard, loft access (with light & ladder fitted), electric heater (with individual portable thermostatic control), and doors to...

## Living Room 14' 2" x 12' 1" (4.32m x 3.68m)

A light and airy room with double glazed patio doors leading out into the garden, TV point and electric heater (with portable thermostatic control).



## Kitchen/Breakfast Room 13' 11" x 10' 5" (4.24m x 3.17m)

Another light room with double glazed patio doors leading out into the garden' double glazed window to side, recessed lighting and built in cupboard. Fitted kitchen with wall and base units, one and a half bowl sink & drainer, built in oven, built in hob with filter hood over, built in microwave, space for washing machine, slimline dishwasher and fridge/freezer and electric heater (with portable thermostatic control).



## Shower Room

Two double glazed windows to side, recessed lighting, corner shower cubicle, pedestal wash basin, WC, extractor fan, heated towel rail and part tiled walls.

## Bedroom One 11' 5" x 10' 5" plus door recess (3.48m x 3.17m)

With double glazed window to front, built in double wardrobe and electric heater (with portable thermostatic control).

## Bedroom Two 13' 9" x 10' 9" (4.19m x 3.28m)

With double glazed window to front and electric heater (with portable thermostatic control).

## Outside

The property has a lawned garden with flower and shrub beds to the front and driveway leading to the single garage which has an electric roller door and power and light connected. There is side pedestrian access leading to the southerly facing rear garden which has a patio and shingled area plus lawn with a number of well stocked beds and borders. There is also access into the garage and a brick store room on the back of that. The garden backs onto open land at the rear giving a very open and pleasant feel.

# THE PROPERTY & LOCATION

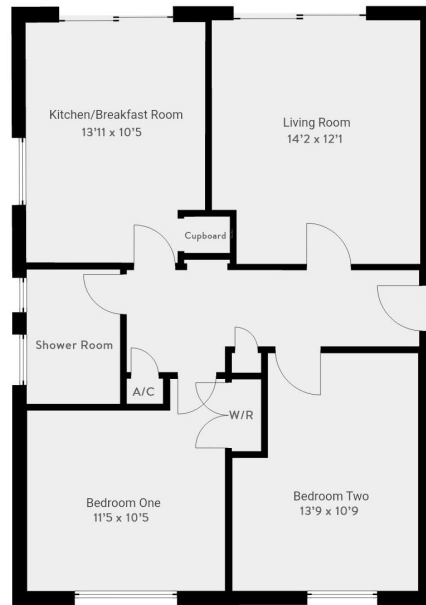
A well presented and modernised two bedroom link-detached bungalow in a no-through road in Melton. The property benefits from a kitchen/breakfast room, two double bedrooms, large shower room, double glazing, upgraded heating system, solar panels, garage and parking and beautiful southerly facing rear garden backing onto an open space.

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.

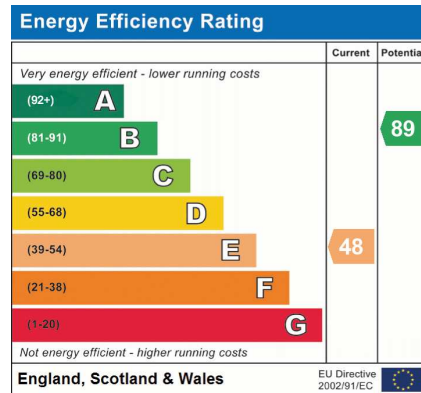


TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Address: St Andrews Place, Melton, IP12 1QX

- Link-Detached Bungalow
- Kitchen/Breakfast Room; Living Room
- Upgraded Electric Heating; Solar Panels
- Garage & Driveway
- Two Double Bedrooms
- Shower Room
- Southerly Facing Rear Garden Overlooking Open Space

Council Tax Banding : C



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES  
 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU