



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CHURCH VIEW CLOSE, MELTON, IP12 1RD

TENURE : FREEHOLD

OFFERS OVER £400,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 5.18m x 3.16m (17' x 10' 4")

(Width extends to 4.17m/13'8") A good-sized living room with a box-bay window, understairs storage and open to the...



Kitchen 3.27m x 5.14m (10' 9" x 16' 10")

Fitted with a range of wall and base units, work surfaces over, stainless steel cooker hood, plumbing for dishwasher, inset sink/drain unit, breakfast bar, openings to the...

Dining/Family Room 3.17m x 4.91m (10' 5" x 16' 1")

With windows to the rear aspect, and door to the garden.



First Floor Landing

With doors to...

Bedroom Two 3.67m x 3.05m (12' x 10')

With window to front aspect.

Bedroom Three 3.30m x 2.32m (10' 10" x 7' 7")

(currently converted to a walk-in closet/ dressing room) with window to rear aspect, shelved/railed.

Bedroom Four 2.60m x 2.87m (8' 6" x 9' 5")

Window to rear aspect.

Bathroom

Fitted with a panelled bath with shower over, WC and wash basin with window to side aspect.

Study Area

With window to front aspect and stairs off to the second floor.

Second Floor Principal Suite 5.50m x 3.59m (18' 1" x 11' 9")

(Max measurement of bedroom area provided) A large bedroom with fitted wardrobes, recessed TV space, wall lights, skylight window to rear aspect and an En-Suite Shower Room fitted with a large shower enclosure, WC and wash basin.

Outside

To the front of the property is a garden with sleeper beds, shingle and a well-stocked central planting bed. There's a block-paved driveway leading to a garage with a roller door, and power and light connected. The rear garden is mainly shingled with well-stocked beds, pond, shed, all enclosed by fencing. There is also an EV charging point.

THE PROPERTY & LOCATION

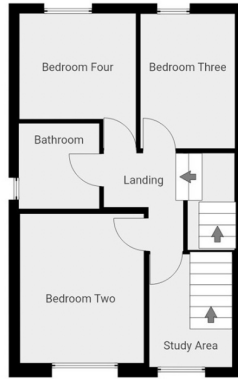
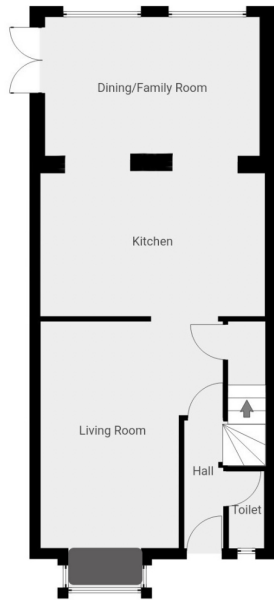
A superbly presented semi-detached home offering spacious, extended accommodation over three floors comprising an entrance hall, cloakroom, open plan living room, kitchen and dining/family room, three bedrooms and bathroom on the first floor and a large principal suite on the second floor. There's also a south-facing low-maintenance garden, off-road parking, double-glazed windows and gas central heating.

Melton is situated on the fringes of the riverside town 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

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

Address: Church View Close, Melton, IP12 1RD

- **Extended Semi-Detached Home**
- **Family Bathroom & En-Suite**
- **Well Presented Throughout**
- **South-Facing Rear Garden**

- **Four Bedrooms**
- **Large Kitchen/Family Room**
- **Gas Central Heating & Double Glazed Windows**
- **Off Road Parking & Garage**

Council Tax Banding : C



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