



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

ADAMS CLOSE, MELTON, IP12 1TR

TENURE : FREEHOLD

GUIDE PRICE £380,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor, storage cupboards under and doors to...

## Cloakroom

Fitted with WC and wash basin.

## Living Room *4.75m x 3.50m (15' 7" x 11' 6")*

With window to front aspect, fitted shutters, and glazed double doors overlooking and giving access to the rear garden.



## Kitchen/Diner *4.76m x 2.85m (15' 7" x 9' 4")*

(max measurements provided) With window to front with fitted shutters, a range of wall units with LED lighting under, base units and work surfaces with built-in oven, built-in dishwasher, washer-dryer and fridge/freezer, glazed double doors to the rear garden.

## First Floor Landing

With airing cupboard, and doors to...



## Bedroom One *2.74m x 2.70m (9' x 8' 10")*

With window to rear aspect, built-in mirror-fronted sliding-door wardrobe, and door to the...

## En-Suite Shower Room

Fitted with a shower enclosure, wash basin and WC, with window to front aspect.

## Bedroom Two *3.43m x 2.51m (11' 3" x 8' 3")*

(max measurements provided) with window to front aspect.

## Bedroom Three *3.51m x 2.18m (11' 6" x 7' 2")*

(max measurements provided) with window to rear aspect.

## Bathroom

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

## Outside

To the front of the property there is a small garden area laid to artificial grass, with driveway to the side providing off-road parking and access to the Garage, which has an up-and-over door, power connected, and a courtesy door to the rear garden. The rear garden has two patio areas, and artificial grass, providing a very low-maintenance environment.

## THE PROPERTY & LOCATION

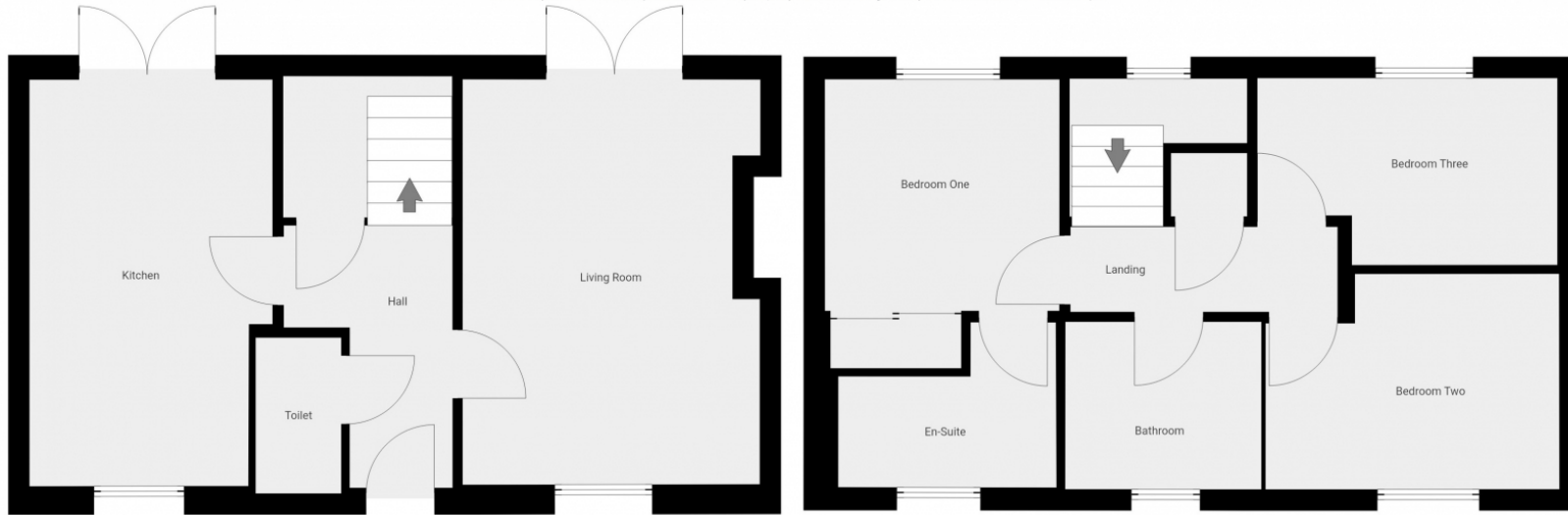
A modern three-bedroom detached family home in the popular Bloor; Longwood Fields development, off Woods Lane in Melton. The property offers contemporary living with open plan kitchen/diner, a good-sized living room, cloakroom, en-suite to the principal bedroom, low maintenance gardens and NO ONWARD CHAIN.

This popular development is located in Melton, on the outskirts of Woodbridge; perfect for those looking for a retreat close to the countryside or those wishing to commute, (the railway station is within a mile or so). The river Deben offers some beautiful spots and the heritage coast, including Aldeburgh & Southwold, is not far to the north on the A12.



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+)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Adams Close, Melton, IP12 1TR

- No Onward Chain
- Three Bedrooms
- En-Suite Shower Room
- Gas Central Heating
- Detached Home
- Kitchen/Diner
- Garage & Driveway
- Double Glazed Windows

East Suffolk Council Tax Banding : D



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