



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

YARMOUTH ROAD, MELTON, IP12 1QE

TENURE : FREEHOLD

GUIDE PRICE £550,000

- Detached Character Cottage
- Two Double Bedrooms
- Off Road Parking
- Study/Dressing Room
- Spacious Living Accommodation
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin.

Dining Room 5.58m x 4.22m (18' 4" x 13' 10")

A generously proportioned reception room, currently set as the lounge, with double doors to the garden and open to the...



Kitchen 4.20m x 2.16m (13' 9" x 7' 1")

Fitted with a range of wall and base cabinets with marble work surfaces and upstands, cooking range, inset sink/drain unit, stable door to the garden.

Living Room 6.52m x 4.20m (21' 5" x 13' 9")

A large reception room with dual aspect windows, double doors to the garden and a door to the...

Inner Hall

With doors to the...

Cloak/Shower Room

Fitted with a WC and wash basin. There was previously a shower cubicle installed but this has been removed.

Bedroom Two 4.10m x 4.16m (13' 5" x 13' 8")

(Measurement includes fitted storage) A large double bedroom with window and door to the garden, high level loft access and ladder.



First Floor Landing

With built-in storage and doors to...

Bathroom

Fitted with a bath, wash basin and WC.

Bedroom One 4.47m x 4.14m (14' 8" x 13' 7")

Another large double bedroom with Juliet balcony, built-in storage and a door to the...

Study/Dressing Room 3.37m x 2.16m (11' 1" x 7' 1")

A flexible space with builtin storage.

Boiler Room 1.45m x 1.18m (4' 9" x 3' 10")

With wall-mounted boiler and storage space.

Outside

The property is approached by passing through a pair of wrought iron gates flanked by curved red brick walls (a shared access with Tower End House). Upon entering the gates, The Cottage will be found on the right hand side where there is ample off-road parking on the shingle drive that has a selection of raised beds with established planting enclosed by walls and fencing. A pedestrian gate opens to the garden that is predominantly laid to lawn with a variety of well-stocked flower beds and herbaceous borders. There's a screened utility area and a shed, external lighting and an outside tap.

THE PROPERTY & LOCATION

Believed to be a mid-19th century stable block and converted in the 1950's to form a unique two/three bedroom residence, this spacious cottage of considerable character is situated in the village of Melton on the outskirts of Woodbridge. The property offers 1436 square feet of accommodation, a south-facing walled garden, plenty of parking, and there's no onward chain.

Melton is conveniently located on the fringes of Woodbridge. Locally there's a convenience store, railway station, cafe, butchers 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. The location provides easy reach to the A12 giving convenient access to the Suffolk Heritage Coast, and trunk roads for Colchester, Bury St Edmunds & London.



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



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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