



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HACKNEY ROAD, MELTON, IP12 1NW

TENURE : FREEHOLD

GUIDE PRICE £450,000

- Character Cottage
- Open Plan Family/Kitchen Area
- Solar Panels
- Three Bedrooms
- Solid-Fuel Central Heating
- Large Garden

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with WC and wash basin.

Living Room 3.76m x 3.69m (12' 4" x 12' 1")

With fireplace and stove, and window to front aspect.

Open Plan Family Room

Comprising a spacious living area and Kitchen/Dining space.



Living Area 5.90m x 3.74m (19' 4" x 12' 3")

With fireplace and inset stove; which powers the radiators. An understairs storage cupboard and open to the...

Kitchen/Diner 6.21m x 4.11m (20' 4" x 13' 6")

(Max measurements provided) Fitted with a range of wall and base units, work surfaces, electric oven, gas hob (bottled calor-gas-fuelled), inset sink/drain unit, circular windows and skylights, and feature glazed doors giving access to the garden.



First Floor Landing

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

Bedroom One 3.76m x 3.71m (12' 4" x 12' 2")

A good-sized double room with window to front aspect.

Bedroom Three 3.36m x 1.93m (11' x 6' 4")

With window to rear and recess with water tank, (the solar panels feed in to the hot water system).

Bathroom

Fitted with WC, wash basin, panelled bath and shower cubicle.

Second Floor Bedroom Two 3.85m x 3.76m (12' 8" x 12' 4")

Another good double room with restricted head height in part and window to side aspect.

Outside

To the front of the property is a brick wall-enclosed garden with shingle and beds. The rear garden is predominantly laid to grass with a gated parking space, well-stocked beds, a wood store and an outbuilding which has a studio area (with stove), a store and a shed area.

THE PROPERTY & LOCATION

A spacious and charming semi-detached cottage in a popular location within Melton, on the edge of Woodbridge. The property comprises a hallway, cloakroom, living room, an open plan living/dining/kitchen area, three bedrooms and a bathroom. There's also a central heating system powered by a multi-fuel stove, double-glazed windows, an outside studio/office and off-road parking.

Hackney Road is well located for local amenities, the town centre and all the shopping and leisure facilities the town has to offer. Melton gives access to the river Deben which offers beautiful walks and is popular with sailing enthusiasts. Other local areas of interest include Rendlesham Forest, Shingle Street beach at Hollesley and the Heritage coast including Aldeburgh is a short drive to the north.



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 : C

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

Please visit Ofcom - to view the mobile and network coverage



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

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given