



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**STATION ROAD, MELTON, WOODBRIDGE, IP12  
1PX**

**TENURE : FREEHOLD**

**GUIDE PRICE £395,000**

- Three Bedroom Barn Conversion
- Two Reception Rooms
- Kitchen/Breakfast Room
- Garage & Parking
- Pleasant South-Facing Garden
- No Onward Chain

# THE ACCOMMODATION



## Entrance Hall

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

## Lounge/Diner 5.86m x 5.44m (19' 3" x 17' 10")

A spacious living area with window and glazed double doors to the garden, understairs storage, door to the kitchen and to the...

## Study 3.03m x 2.39m (9' 11" x 7' 10")

With window to front aspect.



## Kitchen/Breakfast Room 3.68m x 3.17m (12' 1" x 10' 5")

With a range of wall and base units, work surfaces over, inset stainless steel sink/drain unit, electric cooker point, plumbing for washing machine, door to the rear garden and in to the garage.

## First Floor Landing

With storage cupboard, airing cupboard and doors to...

## Bedroom One 5.38m x 3.46m (17' 8" x 11' 4")

A generously proportioned double bedroom with dormer window to rear aspect and skylight to front.



## Bedroom Two 3.59m x 2.91m (11' 9" x 9' 7")

Another good double with dormer window to rear aspect.

## Bedroom Three 2.91m x 1.83m (9' 7" x 6')

With skylight window to rear aspect.

## Bathroom

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

## Garage 4.61m x 3.86m (15' 1" x 12' 8")

With double doors, power and light connected.

## Outside

To the front of the property is a shingled driveway with room for two cars and a planting bed, access to the garage and side access to the rear garden, which is lawned with planting beds, mature trees and shrubs, enclosed by fencing.

## THE PROPERTY & LOCATION

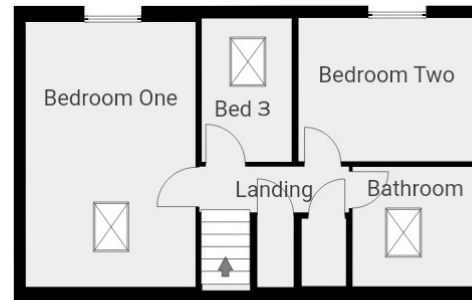
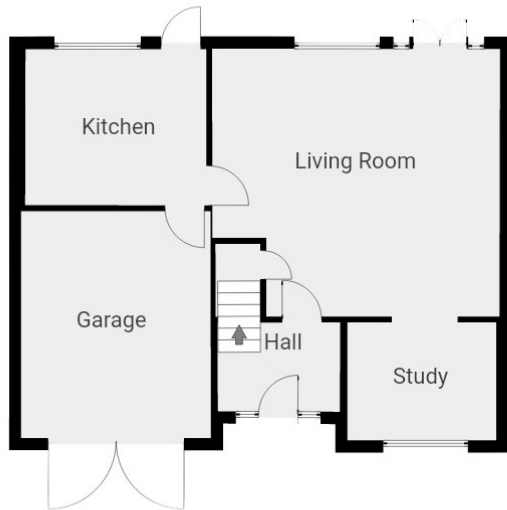
A good-sized link-detached barn set back from the road and in need of some updating. The property offers well-proportioned accommodation comprising a hallway, lounge/diner, study, kitchen/breakfast room, three bedrooms, first floor bathroom, and a garage. There's a pleasant rear garden, electric heating and no onward chain.

Melton is situated on the fringes of the riverside town of Woodbridge. The house itself is situated in a quiet cul de sac, close to Melton train station, a convenience store/post office and fish and chip shop, butcher/deli and high end cafe - all within walking distance. There is also 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



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  
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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