



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

OLD SCHOOL MEWS, MELTON, IP12 1PB

TENURE : FREEHOLD

GUIDE PRICE £550,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin combination unit, with towel radiator and window to front aspect.

Sitting Room 4.96m x 3.59m (16' 3" x 11' 9")
(max measurements provided) A generously proportioned sitting room with engineered oak flooring. The room is flooded with natural light from the glazed double doors overlooking and giving access to the rear garden and the box-bay window to front aspect..

Open Plan Kitchen/Dining Room

Kitchen Area 3.70m x 2.79m (12' 2" x 9' 2")
The open-plan kitchen is fitted with an extensive range of matching units with quartz worktops, and breakfast bar. There is an integrated fridge/ freezer, washer/dryer, dishwasher, electric induction hob with cooker hood above, built-in double oven and a pantry-style cupboard with shelving. Open to the...

Dining Area 4.75m x 3.25m (15' 7" x 10' 8")
A good-sized dining space with window to rear and glazed double doors overlooking and giving access to the rear garden.



First Floor Landing

With doors to...

Bedroom One & En-Suite 3.97m x 3.26m (13' x 10' 8")
(Bedroom measurement only) A large principal bedroom with built-in wardrobes, window to rear aspect and an en-suite shower room fitted with a shower enclosure, WC and wash basin with tiled walls, towel radiator and window to side aspect.

Bedroom Two 3.62m x 3.02m (11' 11" x 9' 11")
Another generous double with box-bay window to front aspect.

Bedroom Three 3.03m x 2.78m (9' 11" x 9' 1")
A third double with built-in wardrobe.

Bathroom

Fitted with a three-piece-suite comprising WC, vanity basin unit and a "P"-shaped shower bath with shower over, tiled walls, chrome towel radiator and window to rear aspect.

Outside

There is a block-paved driveway providing off road parking for two cars and a gate leading to the rear garden which has a patio area with a covered seating area, a lawn and well-stocked raised planting beds. There's a large outbuilding providing part-storage and a garden cabin/office providing a perfect work-from-home space with heating, power and light connected.

THE PROPERTY & LOCATION

A superb detached contemporary home situated within an exclusive development in Melton forming part of the old school building development site and finished to a high standard with highly efficient double-glazing, a heat recovery ventilation system and quality fittings throughout. The property offers spacious family accommodation including an open-plan kitchen/dining room, a generously proportioned sitting room, three double bedrooms and a large garden office/cabin.

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
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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		94
(81-91)	B	84	
(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		EU Directive 2002/91/EC	

Address: The Street, IP12

- Detached Contemporary Home
- En-Suite & Family Bathroom
- Large Sitting Room
- Gas Central Heating System

- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Garden Office/Cabin
- High Energy Efficiency Rating

East Suffolk Council Tax Banding : D



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