



0 Garrod Approach, Melton, IP12 1TD Offers in excess of £355,000

Nestled in the charming area of Garrod Approach, Melton, this semi-detached house offers a hallway, lounge, kitchen/diner and ground floor w.c. To the first floor are three bedrooms, one with an ensuite, and a bathroom.

Melton Park is approached via the nine hole golf course at St Audrey's and there are some fantastic countryside walks in the area. Ufford Park also has an 18 hole golf course, driving range, hotel and spa and is almost the development.

Melton village has a local store, primary school and railway station with links to Ipswich and onto London Liverpool Street.

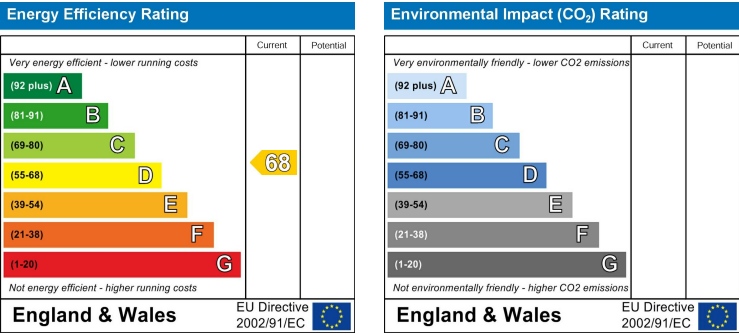
The market town of Woodbridge is within easy driving distance and offers a wide range of facilities including boutique shops and specialist retailers trading alongside the national chains. There is a variety of restaurants and public houses, a cinema and swimming pool/leisure centre. There are schools for all age groups in both the state and private sector. Woodbridge lies on the bank of the River Deben, popular with sailing enthusiasts.

In summary, this property on Garrod Approach is a great investment opportunity, call us today to book a viewing.



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