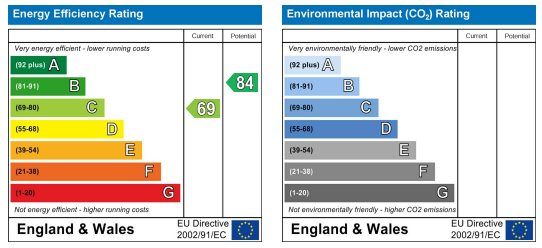


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Hall Farm Close, Melton, Woodbridge, IP12 1RL £250,000

Situated in a quiet cul-de-sac this rarely available three bedroom property is located in the popular village of Melton. Offered with no onward chain and accommodation comprising of three bedrooms, kitchen/breakfast room and living room. Off road parking and GARAGE.



THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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2 Hall Farm Close, Melton, Woodbridge, IP12 1RL

Melton:

Melton is situated on the outskirts of the historic town of Woodbridge and is served by Melton Railway Station on the Ipswich-Lowestoft East Suffolk Line. The village has a range of local amenities including primary school, vets, dental practice, health centre, church, hair salons and recreational facilities. Woodbridge is home to the very popular Farlingaye High School and also the Ufford Park Hotel, Golf and Spa.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALL:

Radiator. Doors to:

CLOAKROOM:

Double-glazed window to front, WC, wash hand basin, radiator, laminate flooring.

LIVING ROOM: 15'6" x 14'8" (4.72m x 4.47m)

Double-glazed window to front aspect, further double-glazed window to side. Feature raised flooring, coved ceiling, two radiators. Glazed doors opening on to:

KITCHEN/BREAKFAST ROOM: 14'8" x 9'1" (4.47m x 2.77m)

Double-glazed window overlooking rear garden. Fitted kitchen comprising roll-top work surfaces to three walls with extensive range of drawers and cupboards below. Inset single drainer stainless steel sink unit with mixer tap, space and plumbing below for washing machine, fridge and freezer. Matching range of wall-mounted cupboards, inset electric cooker and hob and cooker extractor hood. Part-tiled walls, Baxi wall-mounted gas boiler, . Smooth coved ceiling, radiator, double-glazed patio doors opening on to rear garden.

LANDING:

Double-glazed window to side, access to loft space, built-in storage cupboard, built-in linen cupboard. Doors to:

Double glazed window to side, loft access, built in storage cupboard and built in linen cupboard, doors to...

BEDROOM 1: 11' x 8'5" (3.35m x 2.57m)

Double-glazed window to rear. Double and single built-in wardrobe cupboard with top cupboards over, radiator.

BEDROOM 2: 11'1" x 8'1" (3.38m x 2.46m)

Double-glazed window to front, radiator.

BEDROOM 3: 7'10" x 6'3" (2.39m x 1.91m)

Double-glazed window to front.

BATHROOM:

Double-glazed window to rear. Fitted suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin. Chrome ladder-style radiator. Tiled walls, recessed ceiling lighting,

OUTSIDE:

Open-plan front garden, being laid to lawn with driveway providing parking for two cars leading to the brick-built GARAGE with up-and-over door, light and power connected and personal door to side. A wooden gateway gives side access to the rear garden. Immediately to the rear of the property is a paved patio area with outside light and tap, leading to a raised lawn area with flower and shrub borders and a pathway leading to a further raised barbecue area, again being enclosed by wooden fencing.

