



St. Andrews Place, Melton Woodbridge IP12 1PZ

welcome to

St. Andrews Place, Melton Woodbridge

Beautifully presented throughout and REFURBISHED to a good standard with a WEST FACING rear garden with woodland views and close the RIVER DEBEN



Entrance Hall

Entered through the front door with laminate flooring, the stairs leading to the first floor, a cupboard under the stairs, one radiator and a double glazed window to the front.

Living Room

15' 9" x 10' 9" (4.80m x 3.28m)

A well proportioned living room with a large double glazed window to the front, laminate flooring and one radiator.

Kitchen/ Breakfast Room

14' 9" x 9' 7" (4.50m x 2.92m)

A well appointed kitchen with a large sunken sink unit with a mixer tap over, adjoining work surfaces with tiled splash backs and a range of under cupboards, drawers and matching base units. Integrated appliances include an electrical hob, electrical oven and an extractor hood over. There is space and plumbing for an American style fridge/freezer as well as an under counter fridge. Complete with with a built in pantry and a boiler cupboard as well as a double glazed window to the side.

Dining Room

17' 1" x 10' 5" (5.21m x 3.17m)

A large room with laminate flooring, one radiator and a double glazed door leading to the garden.

Utility Room

9' 5" Max x 8' 9" Max (2.87m Max x 2.67m Max)

Comes with space and plumbing for a washing machine and a tumble dryer, a vanity wash hand basin, a low level W/C and laminate flooring.

Landing

Providing access to the loft and the airing cupboard and complete with laminate flooring and a double glazed window to the side.

Bedroom One

12' 9" x 10' 3" (3.89m x 3.12m)

A good sized double bedroom with laminate flooring, a double glazed window to the front and one radiator.

Bedroom Two

13' 5" x 8' 4" (4.09m x 2.54m)

A good sized double bedroom with laminate flooring, a double glazed window to the rear and one radiator.

Bedroom Three

9' 8" Max x 7' 4" Max (2.95m Max x 2.24m Max)

A good sized third room with a built in cupboard over the stairs, laminate flooring, a double glazed window to the front and one radiator.

Bathroom

A fully tiled three piece suite comprising a low level W/C, a pedestal wash hand basin, an enclosed bath with shower over and an obscured double glazed window to the rear.

Front Garden

A large open plan and mainly laid to lawn garden with a concrete path with flower bed borders which leads to the front door. To the right hand side of the house is a newly installed panel fence with gated access to the rear garden.

Rear Garden

A private and secluded garden which is predominantly laid to lawn with two paved patio seating areas; one which is covered and situated directly to the rear of the house and the other to the rear of the garden which has a pergola over.



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St. Andrews Place, Melton Woodbridge

- Three Bedroom Semi-Detached House
- West Facing Rear Garden
- Re-Furbished Throughout
- Woodland Views
- Potential of Adding Off Road Parking (STP)

Tenure: Freehold EPC Rating: E

£280,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WBG108343 - 0005

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