



St. Andrews Place, Melton WOODBRIDGE IP12 1QX

welcome to

St. Andrews Place, Melton WOODBRIDGE

Conveniently situated for both the village centre and train station is this two bedroom detached bungalow, offering beautifully presented accommodation and attractive rear garden, together with garage and parking.



Front

The property is approached via a driveway providing parking and giving access to the garage. Door to...

Entrance Hall

With three storage cupboards, doors leading to all rooms.

Living Room

13' 11" x 11' 11" (4.24m x 3.63m)

Window to the rear overlooking the garden, feature fireplace with fitted shelving to either side, solid wood flooring.

Kitchen

14' 2" x 10' 2" (4.32m x 3.10m)

Fitted with a range of wall and base mounted units, with coordinating granite worktop over, built-in mid height oven, single drainer sink with flexi tap, integrated hob with extractor hood over, space for appliances and dining table, under floor heating, inset ceiling spotlights. Patio doors give access to a covered patio seating area, ideal for outdoor entertaining.

Shower Room

Two obscure glazed windows to the side with tiling under and to one wall, tiled floor, low level WC, wash hand basin with storage under, walk-in shower with screen, under floor heating inset ceiling spotlights.

Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m)

Window to front aspect, fitted wardrobe with mirror fronted sliding door, solid wood floor.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m)

Window to front aspect, solid wood flooring, built in wardrobes with sliding mirrored doors.

Rear Garden

Commencing with a paved patio area with pergola over, the attractive, private rear garden enclosed by fencing to one side, and is mainly laid to lawn with two small, raised shrub beds, further covered pergoal with retractable shade seating area to one side and storage shed.

Garage

With electric roller door to the front,



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St. Andrews Place, Melton WOODBRIDGE

- Beautifully Presented Detached Bungalow
- Solar Panels And Battery
- Air Source Heat Pump
- Lounge with Feature Fireplace
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109355 - 0003

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