



Turnpike Lane, Melton, WOODBRIDGE, IP12 1NJ

welcome to

Turnpike Lane, Melton, WOODBRIDGE

Pine cottage is a remarkable Two bedroom cottage situated within a short walk to Woodbridge Town centre on a no-through road. The property has been extended and completely refurbished to a high standard throughout and benefits from no onward chain.

Location

Pine cottage is within easy walking distance of both the River Deben and Woodbridge town centre, which has a wide range of amenities including shops, cafes and restaurants. There are plenty of opportunities to enjoy the Deben, with some fantastic walks nearby, sailing clubs and the marina, as well as rowing and paddle boarding.

The historic town of Woodbridge has numerous facilities including medical centres, an independent cinema, swimming pool and a train station with links to the county town of Ipswich, which has mainline services to London Liverpool Street. Woodbridge also has a broad range of private and state schools in the town and local vicinity.

For golfing enthusiasts, there are excellent courses nearby including Woodbridge, Ufford Park and Seckford. The Suffolk heritage coast is within a short drive and the popular coastal towns of Aldeburgh, Southwold and Thorpeness are within comfortable driving distance.

Living Room

Large open plan living room with room for a study and a open walkway to the kitchen/diner, benefiting from two double glazed windows facing the front aspect, Grey wood effect flooring, two radiators, electric fireplace, under stair storage cupboard and a staircase leading to the first floor.

Kitchen/Diner

Designed with entertaining in mind is this remarkable kitchen/diner. Boasting a range of eye and base level White shaker style units with Quartz worktops, inset 1 and a half bowl sink with drainer unit and a chrome mixer tap, two integrated Neff ovens, one of which is a combi microwave/oven.

Induction hob and extractor hood, space for a American fridge freezer and dish washer, tiled splashback, central island with integrated wine fridge, storage and shelving underneath, additional sockets and quartz worktops and ample space for bar stools. this room L shape room is flooded with natural light via double glazed windows to both the side and rear aspect, sky light and a door to the garden.

Utility Room

Providing ample storage via a larder cupboard, cabinetry, fitted worktop with space for a tumble dryers and washing machine, radiator, extractor fan, grey wood effect flooring and a door leading to the cloakroom.

Cloakroom

Low level W/C, vanity sink with chrome mixer tap, chrome heated towel rail, Grey wood effect flooring, extractor fan, part tiled walls.

Landing

Gallery style landing benefiting from a double glazed window to the rear, spotlights, carpet flooring and a radiator.

Master Bedroom

Spacious master bedroom, double glazed window facing the front aspect, carpet flooring, radiator and spotlights.

Bedroom 2

Double glazed window facing the front aspect, carpet flooring, radiator, spotlights and loft hatch and large storage cupboard over the stairs.





First Floor Bathroom

Modern first floor bathroom boasting a Low level W/C, vanity sink with chrome mixer tap, P bath with overhead shower and waterfall shower head with foldable glass screen, part tiled walls and Grey wood effect flooring and a double glazed window facing the front aspect.

To The Front

Situated down a no-through road and benefiting from a small paved area to the front, step to the front door and outside lights.

Rear Courtyard

Fully enclosed courtyard garden with artificial grass area, ample seating, outside lights, tap, power point and side gate.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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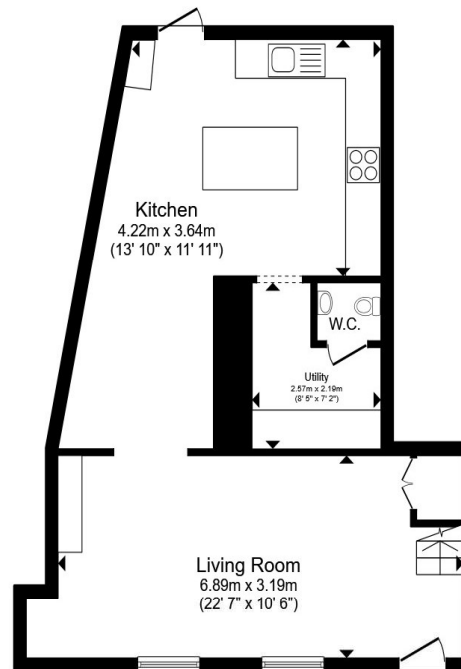
Turnpike Lane, Melton, WOODBRIDGE

- Situated close to Woodbridge town centre
- No onward chain
- Extended 2 bedroom Cottage
- Courtyard garden
- Stunning Kitchen/Diner with central island and Quartz worktops

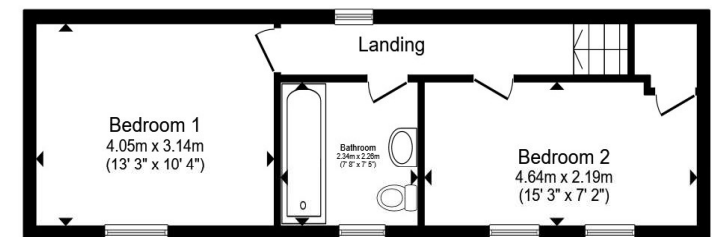
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£380,000



Ground Floor



First Floor

Total floor area 88.8 m² (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
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