



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WOODS LANE, MELTON, IP12 1LH

TENURE : FREEHOLD

GUIDE PRICE £525,000

- Spacious Detached Cottage
- Home Office/Studio
- Family Bathroom & En-Suite
- Three Bedrooms
- Two Large Reception Rooms
- Off Road Parking

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and storage under, doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.96m x 3.38m (16' 3" x 11' 1")

A generously proportioned living room with solid-fuel stove, and windows to side aspect.



Dining Room 4.69m x 3.13m (15' 5" x 10' 3")

(4.69m extends to 5.61m/18' 5" in recess) With built-in storage, and windows to front aspect.

Kitchen 4.95m x 2.03m (16' 3" x 6' 8")

Fitted with wall and base cabinets, work surfaces, inset stainless steel sink/drain unit, built-in electric double oven, gas hob and cooker hood, plumbing for washing machine and dishwasher and door to the...



Conservatory 4.29m x 4.18m (14' 1" x 13' 9")

(longest measurements provided of an "L" Shape room) With tiled floor and doors to the garden.

First Floor Landing

With doors to...

Bedroom One & En-Suite 5.81m x 3.70m (19' 1" x 12' 2")

(Bedroom measurement only) A large bedroom with a balcony, fitted wardrobes and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two 3.25m x 3.14m (10' 8" x 10' 4")

With window to front aspect.

Bedroom Three 3.17m x 2.23m (10' 5" x 7' 4")

With window to side aspect.

Bathroom

Fitted with a panelled bath, WC, bidet and wash basin, with built-in cupboard and window to side aspect.

Outside

To the front of the property is parking on both sides of the house, with well-stocked beds, and a wrap-around garden with a shingled area, lawn and fencing to the boundaries. There's also a fantastic outbuilding...

Home Office/Studio 6.48m x 3.49m (21' 3" x 11' 5")

A superb home office or studio with a main work area and a separate WC and washbasin.

THE PROPERTY & LOCATION

A spacious and well-maintained detached cottage and home office/studio. The property comprises an entrance hall cloakroom, two generously proportioned reception rooms, kitchen, three bedrooms, an en-suite shower room and family bathroom. There's a detached building within the garden that is ideal for a home office/studio or games room.

Melton is situated on the fringes of the riverside town of Woodbridge. Locally there's a convenience store, railway station and a Primary School as well as some beautiful spots nearby including walks along the River Deben into Woodbridge or the forests and heathlands to the north of the town.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : D



We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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