



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

DEBEN MEADOWS, MELTON, IP12 1FS

TENURE : FREEHOLD

£395,000

- Contemporary Townhouse
- Four Bedrooms
- Living Room & Kitchen/Diner
- Large Utility Room
- Garage & Driveway
- Low-Maintenance Garden

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin.

Utility Room 3.52m x 2.76m (11' 7" x 9' 1")

Fitted with a range of base units, work surfaces over, inset sink/drain unit, plumbing for washing machine, glazed double doors overlooking ad giving access to the garden.



Garage 5.90m x 2.76m (19' 4" x 9' 1")

With power and light connected, and up-and-over door.

First Floor Landing

With stairs off to the second floor and doors to...

Living Room 4.79m x 3.58m (15' 9" x 11' 9")

with window to rear and double doors and Juliet balcony overlooking the garden and double-doors to the...

Kitchen/Diner 5.64m x 2.79m (18' 6" x 9' 2")

Fitted with a range of wall and base units, work surfaces over, inset sink/drain unit, built-in electric oven, hob and cooker hood, window to front and door back to the landing.

Study/Bedroom Four 3.53m x 1.91m (11' 7" x 6' 3")

(max measurements) With window to front aspect.

Second Floor Landing

With doors to...

Bedroom One 3.63m x 2.87m (11' 11" x 9' 5")

With window to rear aspect, a built-in wardrobe and door to the...

En-Suite Shower Room

Fitted with a WC, wash basin and shower cubicle.

Bedroom Two 3.52m x 2.78m (11' 7" x 9' 1")

With window to front aspect.

Bedroom Three 2.35m x 1.91m (7' 9" x 6' 3")

With skylight window to front.

Bathroom

Fitted with a panelled bath, WC and vanity unit with wash basin.

Outside

To the front of the property is a block-paved driveway providing off road parking and access to the garage. The rear garden has a patio, artificial lawn and fencing to boundaries.



THE PROPERTY & LOCATION

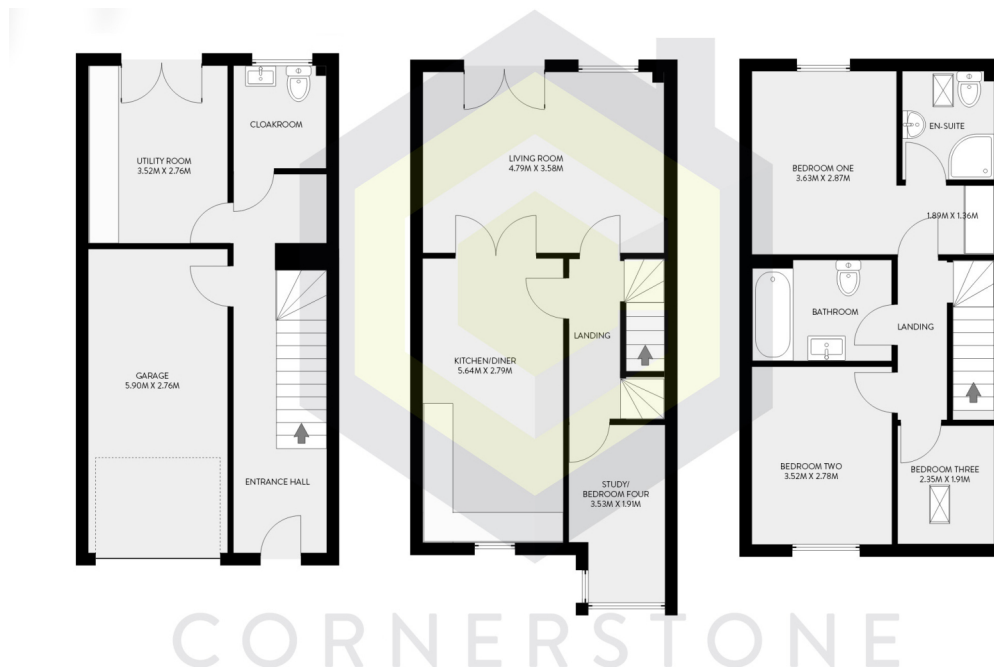
A beautifully presented modern townhouse within the popular Deben Meadows development in Melton. The generous accommodation is arranged over three floors and comprises an entrance hall, utility room, cloakroom and integral garage on the ground floor, a living room, kitchen/diner and study/fourth bedroom on the first and three bedrooms; one with an en-suite and a family bathroom on the second floor. There's gas central heating, double-glazed windows, a driveway, a pleasant low-maintenance garden, and the property is available with no onward chain.

Deben Meadows is a superb location that offers easy access to the town centre, station, and river. The Melton playing field is a stone's throw, and there are a number of shops and dining destinations within walking distance. Woodbridge is a popular Riverside town, nestled on the banks of the Deben with a superb range of schools, shopping and leisure facilities and easy access to the A12.

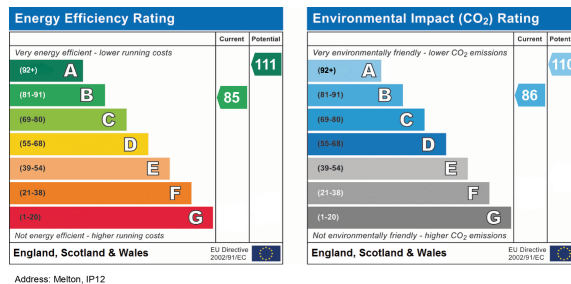


TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



CORNERSTONE



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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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given