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Saddlemakers Lane, Melton,
Woodbridge, Suffolk, IP12 1PP
Guide Price £400,000 to £425,000

Palmer & Partners

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- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Sitting Room & Conservatory
- Kitchen / Breakfast Room
- Bathroom & En-Suite Shower Room
- Off-Road Parking for Two Cars
- Delightful Low-Maintenance Garden
- Double-Glazing & Gas Central Heating



Situated in the lovely village of Melton just a short walk from Woodbridge lies this extremely well-maintained two-bedroom detached bungalow which is being sold with no onward chain. The property benefits from off-road parking for two cars to the front, a delightful low-maintenance rear garden, double-glazing, and gas central heating.

Melton is situated on the outskirts of the historic town of Woodbridge and is served by

Melton Railway Station on the Ipswich-Lowestoft East Suffolk Line. The village has a range of local amenities including primary school, vets, dental practice, health centre, church, hair salons, food shops, Post Office, and recreational facilities.

The quaint and historic market town of Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of

an Area of Outstanding Natural Beauty, Woodbridge is the perfect base from which to explore the Suffolk Coast and its many tourist attractions. The beautiful, award-winning Elmhurst Park has been referred to as 'the jewel in the crown of Woodbridge' and the popular Seckford Hall Golf Club is within close proximity. Just a short walk from the Thoroughfare and the River Deben, it is renowned for its superb floral colour and high standards of maintenance. The town is served by

Woodbridge railway station on the Ipswich – Lowestoft East Suffolk Line and has some excellent schools including the popular Farlingaye High School.

Entrance Hall: Built-in double cupboard, tiled floor, radiator, loft access, and further built-in cupboard which houses the boiler and is shelved with a tiled floor.

Sitting Room: A dual aspect reception room with double-glazed window to the front and double-glazed French doors



opening out to the rear garden. There are two radiators, a gas fire with feature surround, and French doors through to:

Conservatory: A double-glazed conservatory with brick base which has a range of windows, a double slimline radiator, tiled floor, and French doors opening out to the rear garden.

Kitchen: Fitted with a range of matching eye and base level units with roll edge work surfaces, one and a half bowl stainless steel sink and drainer, tiled splashbacks, radiator, and tiled floor. Integrated

appliances include an electric oven and four ring gas hob with extractor hood over with space and plumbing for a washing machine and slimline dishwasher. The kitchen has a double-glazed window to the side aspect and double-glazed door opening out to the side.

Bathroom: A three-piece suite comprising bath with shower over and folding shower screen, low-level WC and pedestal hand wash basin; with a heated towel rail, half-height tiled walls and tiled floor, an extractor fan,



and double-glazed opaque window to the front aspect.

Bedroom One: Double-glazed window to the side aspect, radiator, and door through to:

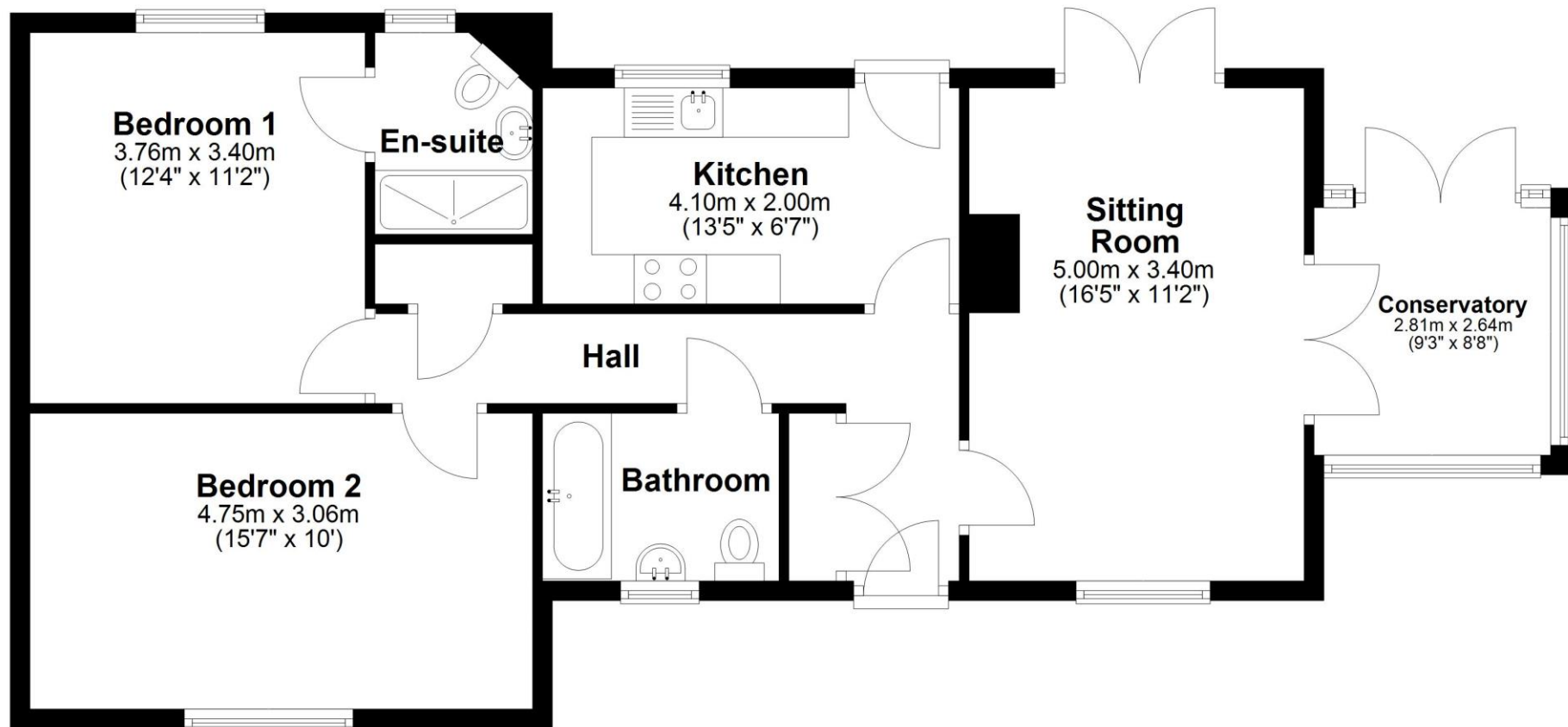
En-Suite Shower Room: A three-piece suite comprising shower enclosure with sliding door, low-level WC and pedestal hand wash basin; with half-height tiled walls, extractor fan, and double-glazed opaque window to the side aspect.

Bedroom Two: Double-glazed window to the front aspect and radiator.

Outside: The front garden is laid to lawn with shingle borders with a hawthorn hedge screening the front from the road; to the side there is a block-paved driveway providing off-road parking for two cars and gated side access to the rear garden. The delightful low-maintenance garden is predominantly laid to lawn with flowerbeds and shrub borders, paved side return with a timber shed, and the garden is fully enclosed by fencing and retaining wall.

Ground Floor

Approx. 78.1 sq. metres (840.6 sq. feet)



Total area: approx. 78.1 sq. metres (840.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: D



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