

A single-story brick house with a two-car garage and a paved driveway. The house features a chimney, a gabled roof, and a concrete foundation. The driveway is paved with asphalt and has a concrete curb. The house is surrounded by greenery and a clear blue sky.

EH

EXQUISITE
HOME

BEAUTIFUL EAST COAST

East Suffolk is a mix of pastures, heathland, woodland and coast with the lovely Heritage Coast nearby and excellent transport links. The A12 runs north to Lowestoft and south to London via Colchester and Chelmsford. There are regular fast services into Ipswich on the East Suffolk Line and thence straight into London Liverpool Street in under two hours. The village of Melton is located one mile from historic Woodbridge and has a primary school, a pub, a village stores, a station, a fish and chip shop, a lovely playground and recreation area and beautiful walks along the river. On a quiet dead end road stands this delightful family home arranged over one storey. Large, spacious and light-filled, it has four reception rooms, three bathrooms and four bedrooms, as well as a large double garage, off-street parking and easy to manage garden. It also has a smart one-bedroomed annexe which has the potential (with the correct planning permission in place) to provide an extra income stream.





The village of Melton is located one mile from historic Woodbridge with its Tide Mill, station, award-winning main street and vibrant blend of shops, cafes and restaurants. It has a good primary school, a pub, a village stores selling a wide variety of local produce, a station on the Ipswich-Lowestoft East Suffolk Line, a fish and chip shop, a lovely playground and recreation area and beautiful walks along the river. The popular Honey+Harvey coffee house has a branch near the station, ideal for re-caffeination. Woodbridge is a pleasant walk or cycle ride away and Wickham Market is only four miles to the north.

On a quiet dead end road surrounded by open countryside stands this delightful family home arranged over one storey. Thought to have been constructed fifty years ago, it is in the most charming spot, peaceful and tranquil yet a short distance from Woodbridge itself. The present owner bought it in 2011, having fallen in love with its rural location and spacious interior from the minute she walked in through the door. Since moving in, she has recarpeted, redecorated and fitted a shower room to the annexe. The drive rises up the gentle incline to the house, giving plenty of space for car parking. There is also a large double garage with power and light which has room for two more cars, although it is presently used for storage. If desired, and with the correct planning permission in place, it may be possible to convert it into a home gym or office. The front door opens into the large reception hallway, which has more than enough room for furniture. A desk and chair would provide a useful work hub, or a small sofa or easy chair could be placed here for reading, relaxing and socialising. To the right is the elegant, light-filled dual aspect lounge with a contemporary electric fire in a smart, high gloss black granite fireplace. This is the main family room, ideal for relaxing with a glass of wine at the end of the day, watching TV, reading, chatting or playing games. The feature wall is painted in an on-trend dark grey and the entire house is decorated in a most pleasing crisp and neutral palette.

To the right is the smart, elegant kitchen with its white units, black granite worktops, integrated double electric oven, integrated dishwasher and fridge/freezer, free-standing island unit with gas hob, storage and seating and extractor hood. The owner loves the kitchen which is ideal for family cooking, socialising and larger parties. Over the years, many Christmases, New Years' Eve events and parties have been hosted here. With the ample parking, quiet rural location and spacious and flexible accommodation, it is the perfect party house. The kitchen flows into the light-filled conservatory, a delightful space with wonderful views of the garden. There is enough room in here for a dining room table and chairs, a sofa and television and the owner often enjoys her meals in here. The layout is simply perfect for simple kitchen suppers and dinner parties as the kitchen and conservatory work so well together. Next door is the useful utility room with a sink, plenty of storage and plumbing for a washing machine.



“Elegant living on one level...”





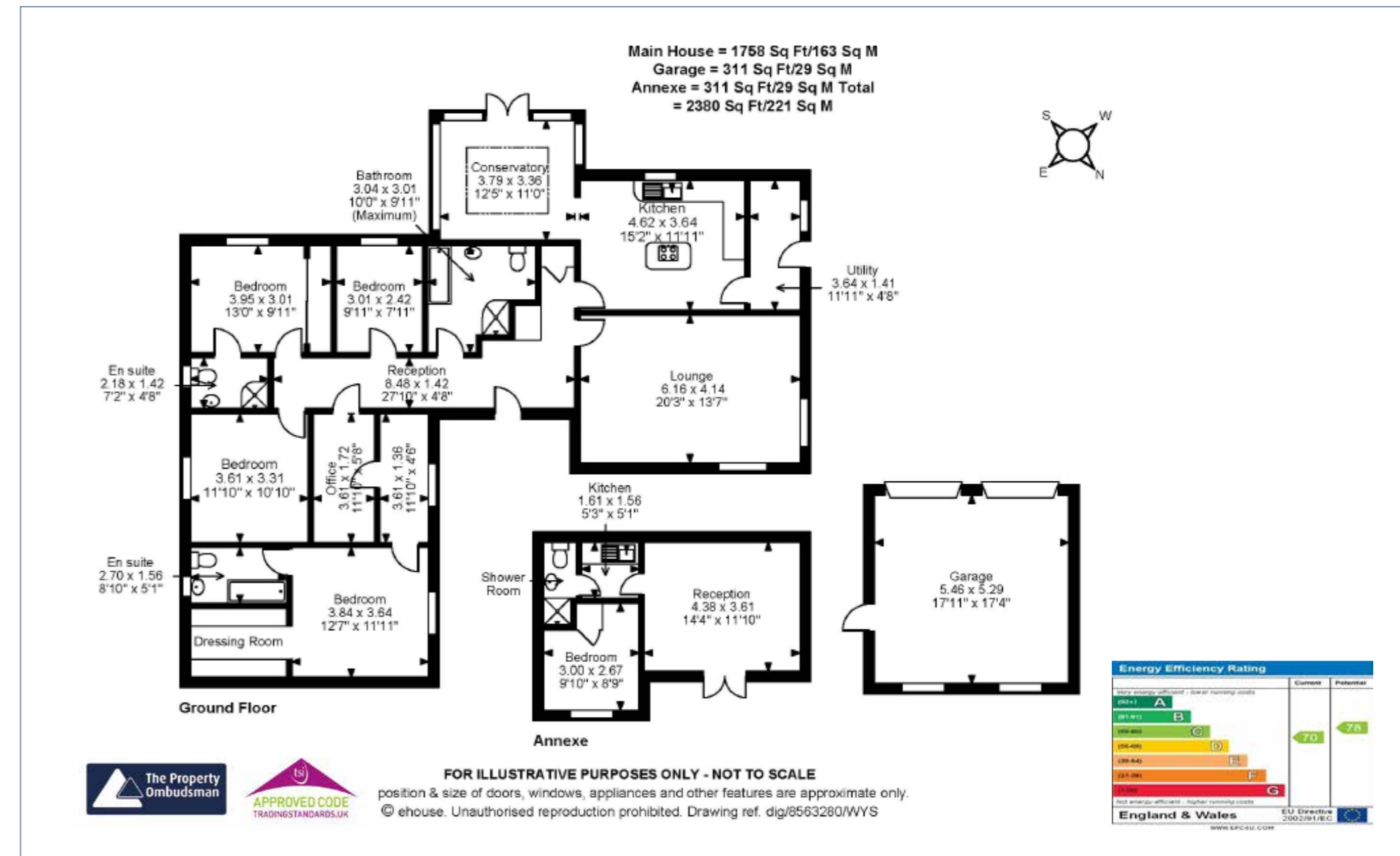
To the left of the house are the bedrooms and bathrooms, spacious and thoughtfully laid out. The principal suite is stunning with its large double bedroom with natural light pouring through the window, elegant en suite bathroom with large walk in shower, bath and on-trend square counter top basin and useful dressing room. The second bedroom benefits from built in mirrored wardrobes and a smart en suite shower room, ideal for guest accommodation. There are two more double bedrooms, ideal for any family configuration. The study/fifth bedroom is currently used as a home office. However, in the past it has been used as a single bedroom and would make the ideal nursery, young child's bedroom or play room. The four-piece family bathroom is simply stunning, with its jacuzzi bath, large walk-in shower and round counter top basin.

At the top of the garden is the smart studio with its large, light-filled reception room with kitchenette, double bedroom and shower room. It benefits from not one but two sets of double doors out into the garden. Currently used as a holiday let, it could easily be used as an Airbnb for an extra income stream.

LOCATION

At the back of the house is a paved seating area, ideal for al fresco dining or entertaining. The rest of the garden is laid to lawn, mainly terraced, with thoughtful planting of trees, bushes and shrubs, making it low maintenance. A large palm tree gives texture and shade. There is a bridle path next to the house which leads to Woods Lane and thence to the short cut into Woodbridge. There are often horses pastured on the fields opposite and the land next to the house will never be built on. The station at Melton is a brisk ten minute walk away, ideal for those who need to commute into London or travel for work. All the delights of beautiful Woodbridge are on the doorstep and Ipswich is only just over ten miles away. All the neighbours are very friendly and all in all, this beautifully presented house ticks every box on every level.

Situated on the lovely Heritage Coast with its gracious resorts on the North Sea is one of the most popular attractions in this part of the county. Transport links here are particularly good with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford. There are regular fast services into Ipswich on the East Suffolk Line and thence straight into London Liverpool Street in under two hours, making this part of Suffolk ideal for those who commute to work.



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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk