



The High Street | Melton | Woodbridge | IP12 1PW

Guide Price £325,000 Freehold



 **your ipswich**
estate agents

The Street, Melton, Woodbridge, IP12 1PW

A well presented and extended three bedroom link-detached house in Melton village, conveniently located within walking distance of Woodbridge market town, Melton train station, and local shops. The stylish and deceptively spacious accommodation, is arranged over three levels and briefly comprises; hallway, a generous sitting-dining/living room with French doors leading out to the garden and a well configured kitchen all on the ground floor, split level landing with bedrooms one and three and a family bathroom on the lower level, and a smaller upper level landing with bedroom two on the first floor. To the outside there is an attractive enclosed garden to the rear, allocated parking spaces for two cars on a block paved drive, and a single garage with pitched roof and up and over entry door. Early viewing is highly recommended.



Melton sits just on the outskirts of Woodbridge, Woodbridge itself a picturesque and historic market town which lies on the banks of the river Deben attracting sailing enthusiasts and holidaymakers alike. The town offers a wealth of restaurants and cafes, Riverside cinema, swimming pool with gym facilities, and bustling Thoroughfare of shops. There are numerous sports clubs and golf courses nearby. The railway station connects to London via Ipswich and there is easy access to the A12 connecting to A14 and the country's motorway network.



DOUBLE GLAZED FRONT DOOR TO

HALLWAY

Window to front, radiator, wood effect flooring, stairs rising to first floor, doors to.

KITCHEN

8' 3" x 5' 11" approx. (2.51m x 1.8m) A well appointed kitchen with a single sink unit and mixer tap over as well as a window to the front, adjoining work surfaces with tiled splash backs, an integral induction hob with extractor over and electric oven underneath. There is space and plumbing for a washing machine and a fridge/freezer.



Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

SITTING-DINING/LIVING ROOM

20' 8" x 15' approx. (6.3m x 4.57m) A large open plan living space which a gas feature fireplace with a stone hearth and mantle surround, laminate flooring, vaulted ceiling with sky light, double glazed French doors leading to the garden, a Velux window and one radiator.

STAIRS RISING TO FIRST FLOOR

LOWER LEVEL LANDING

Radiator, airing cupboard housing gas fired boiler, doors to bedrooms one and three, and family bathroom, stairs up to upper level landing.

BEDROOM ONE

10' 7" x 8' 6" approx. (3.23m x 2.59m) A good sized double bedroom with built in wardrobes, one radiator and a window the rear.

BEDROOM THREE

10' x 6' 2" approx. (3.05m x 1.88m) A good sized single bedroom with one radiator and a window to the rear.

FAMILY BATHROOM

A half tiled three-piece suite comprising a low level W/C, a vanity wash hand basin with under storage and a 'P' shaped bath with shower over. There is window to the front, a heated towel rail and laminate flooring.

UPPER LEVEL LANDING

Door to.

BEDROOM TWO

13' 1" max. narrowing to 10' 2" x 8' 5" max. approx. (3.99m x 2.57m) A good sized double bedroom with one radiator, a window to the front and a sky light to the rear.

OUTSIDE

Front Garden

A block paved drive which provides off road parking for one car is situated directly to the front of the house and enclosed by a small brick wall.

Rear Garden

An attractive East facing rear garden which has a paved patio directly behind the house and steps down to an astro-turf area. This is all enclosed by a neighbouring wall and panel fencing with gated access to the rear.

Garage

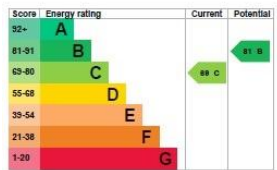
A single garage with an up and over door. To the front of the garage is a block paved drive providing parking for one car.

EAST SUFFOLK COUNCIL

Tax band C - Approximately £1,778.21 PA (2023-2024).

LOCAL SCHOOLS

Melton Primary and Farlingaye High.

Energy performance certificate (EPC)																																		
The Street Melton WOODBRIDGE IP12 1PW	Energy rating C	Valid until: 24 July 2033 Certificate number: 2047-3028-6203-2007-8200																																
Property type	Detached house																																	
Total floor area	110 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
 <table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td>81 B</td></tr><tr><td>69-80</td><td>C</td><td>69 C</td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>			Score	Energy rating	Current	Potential	92+	A			81-91	B		81 B	69-80	C	69 C		55-68	D			39-54	E			21-38	F			1-20	G		
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B		81 B																															
69-80	C	69 C																																
55-68	D																																	
39-54	E																																	
21-38	F																																	
1-20	G																																	
The graph shows this property's current and potential energy rating.																																		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																		
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk