



Rutland House, 40 Clements Road  
Melton | Woodbridge | Suffolk | IP12 1SZ

Guide Price £ 460,000

FINE & COUNTRY





# Rutland House

A beautifully presented, three-bedroom end-of-terrace located in the highly acclaimed Melton Park Development, comprising in the region of 50 acres of parkland, woodland and a privately owned golf course.

Built-in 2000 by Hopkins Homes, renowned for building new homes of character, the accommodation offers a well-proportioned property with large Sash windows providing rooms with plentiful light. Benefiting from a garage, an off-road parking space and a part-walled landscaped rear garden.

The property has been meticulously maintained by the current owner, making the perfect, move-in-ready home for any prospective purchaser.





## **RUTLAND HOUSE**

A six-panel wooden door with adjacent outdoor light opens onto the

### **Entrance Hall**

Ceiling light, radiator, tiled flooring with carpeted stairs leading to the first floor. Doors to the kitchen, sitting room and cloakroom.

### **Cloakroom**

Ceiling light, radiator, pedestal wash hand basin with tiled splashback and close coupled WC, tiled floor.









## Kitchen / Dining Room

A well-presented and modernised kitchen comprising a range of wall and base units with a granite worktop and tiled backsplash surround. Appliances consist of a Neff electric oven, a four-ring gas hob with an extractor fan over, as well as space for a free-standing fridge freezer.

Sash windows are situated to the front and rear aspect, and French doors leading out to the garden allow for plentiful light. Complete with both pendant and ceiling light, two radiators and tiled flooring, An under-stairs cupboard provides further storage and houses the alarm system manifold.



## Utility Room

Pendant light, radiator and tiles laid to floor. Worktop with stainless steel sink with tiled splashback, base units, space and plumbing for appliances.









## Sitting Room

A dual-aspect sitting room creates a light-filled space, with two sash windows to the side aspect and a single sash window to the front.

Two pendant lights, a feature gas fireplace set on a granite hearth with decorative surround. Radiator and carpet laid to floor.











## First-floor Landing

Carpeted stairs lead to the first-floor landing, with a single spotlight and carpet laid to floor. Two storage cupboards with shelved and hanging space are situated in either corner.

## Bedroom Two

A good-sized double bedroom with pendant light, sash window to the front aspect and window to the rear with views of the garden. Radiator and carpet laid to floor.



## Family Bathroom

Inset spotlights, obscured window to the rear aspect with radiator below. Pedestal sink with tiled splashback, mirror and light above. Low-level WC, bath with Mira shower attachment and tiled surround. Built-in storage cupboard with inset shelved storage above.









## Master Bedroom

A charming double bedroom with sash windows to the front and side aspect. Complete with pendant light, cupboard with hanging and shelved storage, radiator and carpet laid to floor.

## Ensuite Shower Room

Inset spotlights and obscured sash window to the front aspect. Pedestal wash hand basin with tiled splashback, mirror and light above. Low-level WC, shower cubicle with tiled surround, tiled effect flooring.



## Bedroom Three

A single bedroom which could be well utilised as a home office space, with pedant light, sash window to the side aspect, radiator and carpet laid to floor.









## Outside

The property benefits from a beautifully maintained part-walled and part-fenced rear garden. A paved area sits beyond the French doors of the kitchen, making for an ideal seating area. To the rear is laid to shingle, landscaped with an array of mature plants and shrubbery. A shed is situated in the back left corner.



A pedestrian gate provides access to the en-bloc garage.

## Garage & Parking

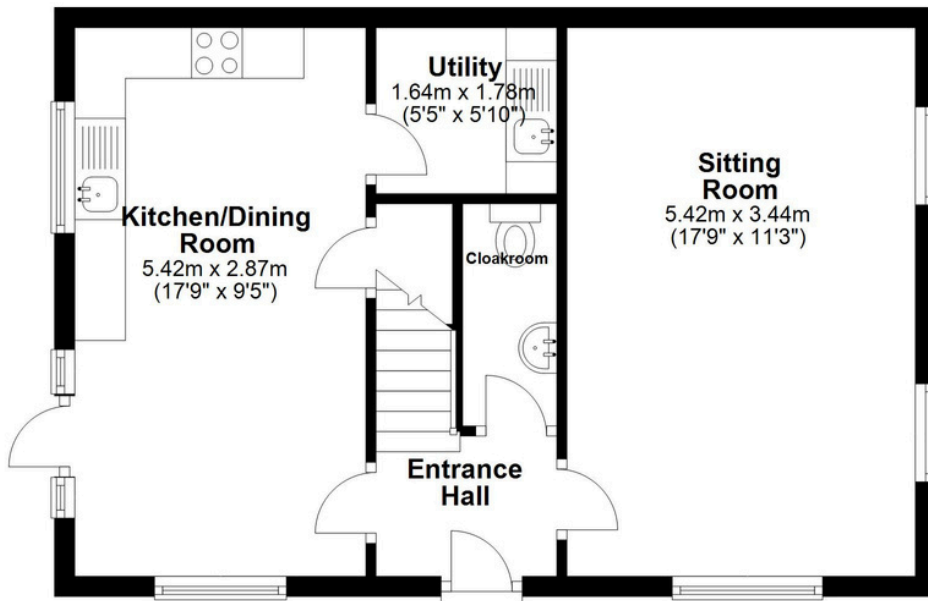
Situated within a block of eleven garages, Rutland's House owns the third one in on the left with a black door, and one parking space is allocated in front of the garage.



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		

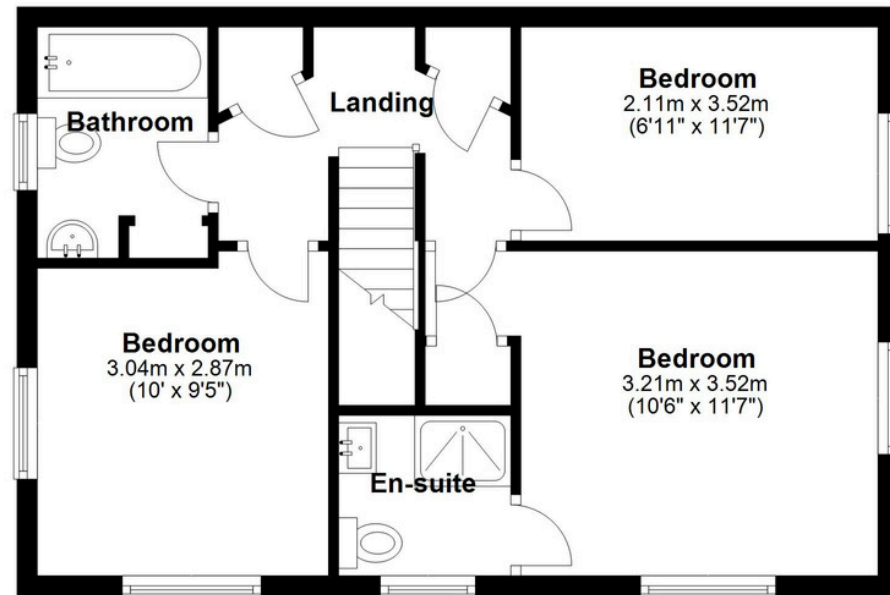
### Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.3 sq. feet)

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

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





## Services

We are advised by the vendor that mains electricity, water, and drainage are connected. The property benefits from gas-fired central heating.

## Service Charge

Each household in the development is a member of the Management Company. The 2023/24 service charge will be £400.

## Vendor's Notes

The vendor has indicated that some items in the property may be purchasable by separate negotiation

## Council Tax Band

East Suffolk - Band D - £ 2000.49

## What Three Words

nanny.founders.wants

**Viewing strictly by appointment with  
Fine & Country Woodbridge - 01394 446007**

## About The Area

Melton Park is an award winning residential development created in the buildings and grounds of the former St. Audry's Hospital, which closed in the 1990s. The site was purchased and developed between 1998 and 2009 by Hopkins Homes Ltd. Large areas of the original park, most of the un-adopted roads, cycle paths, foot paths, play areas, lawns, gardens, and the ancient woodland of Hospital Grove, have not been transferred into individual ownership. Instead Hopkins Homes set up the Melton Park Management Company Ltd to own and maintain the common areas for the benefit of all the residents of the development. These areas are collectively termed the "Landscaped Open Spaces".

Melton is approximately one mile from Woodbridge. The location provides easy access to the Suffolk heritage coast, which offers excellent sailing, fishing, and water sports opportunities on the river Deben's estuaries. Melton has a small selection of shops and amenities, including a newsagent, hairdresser, farm shop, fish and chip shop, and Honey and Harvey, a delightful artisan coffee shop located on Riduna Park, just across the road from the railway station.

Melton also has two golf courses, one of which is an 18-hole course at the Ufford Park Hotel on Yarmouth Road, which also has an impressive leisure complex with an indoor pool and spa. A 9-hole course at St Audrey's golf club is the approach to the Melton Park development. There are excellent railway connections from Melton to London Liverpool Street via Woodbridge and nearby Ipswich, as well as easy access to the A12 and A14 main roads.





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