



9 Cale Road | Melton | Woodbridge | IPI2 ITS

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

9 Cale Road, Melton, Woodbridge, IPI2 ITS

“A stylishly presented, three bedroom modern attached house, with attractive landscaped rear gardens, garage & off-road parking.”

Description

A stylish and much improved three bedroom modern attached dwelling located in a tucked away position on this thoughtfully designed development on the outskirts of Melton.

Notable features include ample off-road parking, a single garage and delightful landscaped rear gardens.

Melton is a popular village with a primary school, large playing field with tennis courts and children's play area, good pub/restaurant, The Coach and Horses, small petrol station, Spar convenience store and a railway station. The adjoining village of Ufford benefits from two excellent public houses, The Crown and The White Lion, as well as the Ufford Park Hotel and Golf Club.

The nearby sought after market town of Woodbridge is located on the banks of the beautiful River Deben. The town offers a wide ranging of amenities which include a library, restaurants, theatres, cinema, sports facilities including pubic swimming pool, public houses, coffee shops, dentists', doctors' surgeries, branch line railway station and a selection of highly reputable schools including St Mary's Church of England Primary School, Farlingaye High School and Woodbridge Independent School. In 2018 Woodbridge was short listed for the Great British High Street awards.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

A welcoming, light and airy entrance with stairs rising to the first floor, door to under stairs cupboard, Karndean flooring and doors to:

Cloakroom

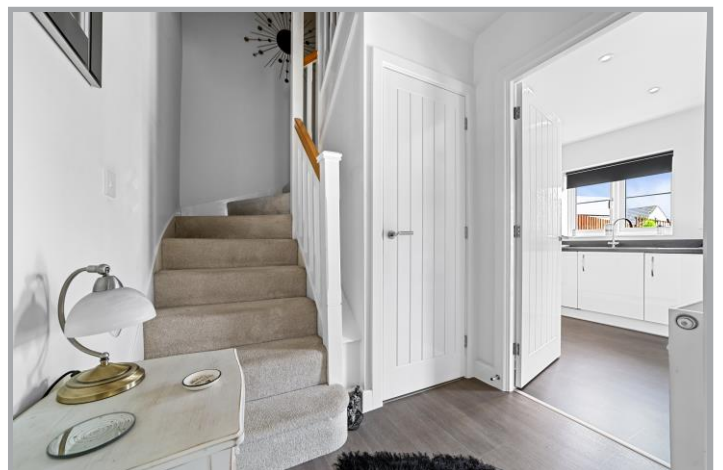
White suite comprising w.c, hand wash basin with tiled splash back and tiled flooring.

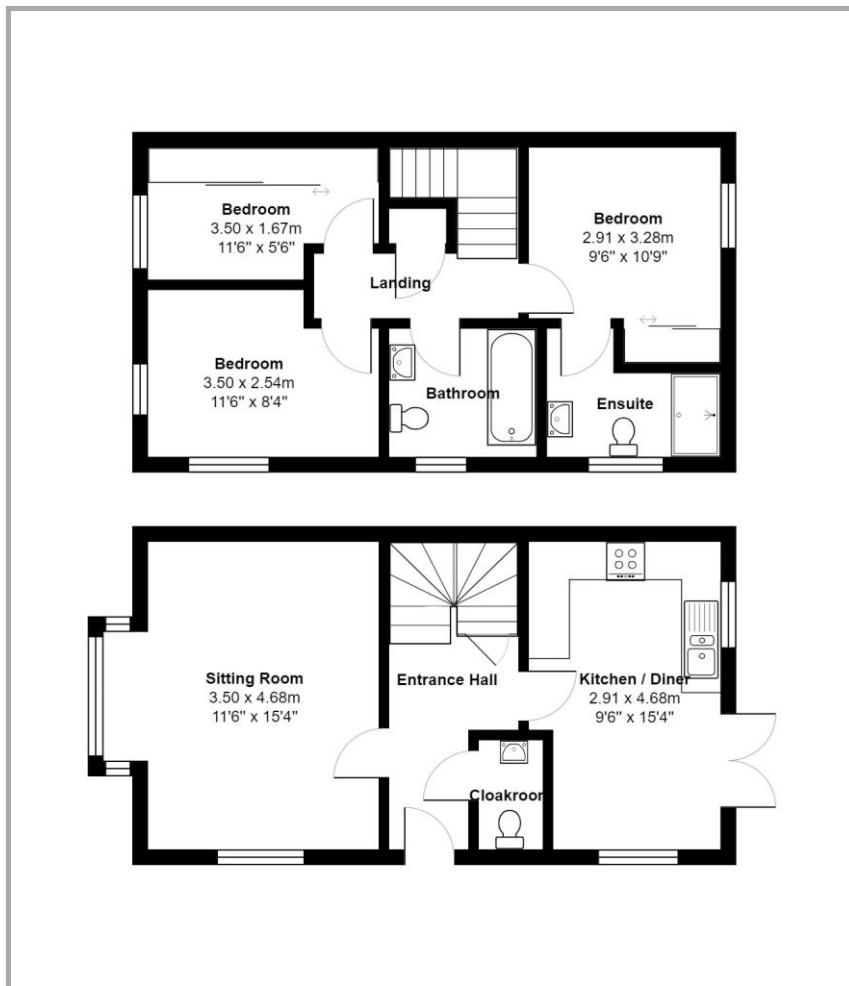
Sitting Room Approx 15'4 x 11'6 (4.68 x 3.50m)

A magnificent, proportionate space with double aspect windows to the front and side, one of which is a bay window.

Kitchen/Dining Room Approx 15'4 x 9'6 (4.68m 2.91m)

Open plan space incorporating a substantial dining area as well as a luxuriously appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include oven with electric hob and extractor over, fridge/freezer, dishwasher and washing machine. Tiled flooring, spotlights, French doors to the rear opening onto the terrace and double aspect windows to the rear and side.





First Floor Landing

With access to loft, door to airing cupboard and door to:

Master Bedroom Approx 10'9 x 9'6 (3.28m x 2.91m)

Double room with window to rear aspect, built-in wardrobe and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls, tiled flooring, frosted window to side aspect, spotlights and extractor.

Bedroom Two Approx 11'6 x 8'4 (3.50m x 2.54m)

Double room with double aspect windows to the front and side.

Bedroom Three Approx 11'6 x 5'6 (3.50m x 1.67m)

With window to front aspect and generous built-in wardrobe.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, tiled flooring, spotlights and frosted window to the side aspect.

Outside

The property is situated in a tucked away cul-de-sac location within this thoughtfully designed modern development and is accessed over a private drive providing off-road parking for approximately two vehicles and giving access to the single garage. The garage is fitted with an up and over door, power and light connected and personnel door to side as well as window to side opening onto the garden. The rear gardens have been recently landscaped and comprise mostly of a terraced area but also include raised beds, which are mainly laid

to shingle. Incorporated within the plot is decked area ideal as a sun terrace and there is also a timber storage shed.

Local Authority

East Suffolk Council

Council Tax Band - C

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

- We understand from our client that the property is subject to the NHBC guarantee.
- We understand from our client that there may be the possibility to purchase the hot tub seen in the garden by separate negotiation.





Energy performance certificate (EPC)

9, Cale Road Melton WOODBRIDGE IP12 1TS	Energy rating B	Valid until: 18 February 2030
		Certificate number: 8507-9116-6632-7697-2203

Property type	End-terrace house
Total floor area	84 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).



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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8507-9116-6632-7697-2203?print=true>

1/4



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403