



THE FARMHOUSE Freehold Guide Price £ 650,000

Cages Way | Melton | Suffolk | IP12 1TE





A splendid opportunity to acquire a meticulously maintained and stylish large three bedroomed detached family home with double garage, gravelled driveway and ample parking on the much sought after Melton Park Development. Positioned as such that the property is barely overlooked with good sized gardens to front and back.

An early internal viewing is strongly advised as properties of this type are in demand. One of the original buildings, dating back to the Georgian era. which has been refurbished, The Farmhouse retains some lovely original features, making this a unique property within the estate.

Entrance Hall

The are two entrances to The Farmhouse and both bring you into a charming hallway with an original curved wall, beautiful tiled floor and radiators with radiator covers. Interesting details include the cornicing and an arched display alcove. There is a walk-in pantry that sits next to the kitchen providing excellent storage space.

Ground Floor Cloakroom

A partially tiled and mirrored cloakroom with WC, small wash hand basin, radiator and tiled floor.



Sitting Room

This light-filled living room leads directly into the orangery through a large archway. There is a brick and wood fireplace, that the current vendor uses for decorative purpose only, a radiator with cover and a beautiful tiled floor.

Snug

A surprisingly large room for a snug, this room is carpeted with radiator and cover, dual aspect windows and brick and wood fire surround. The current vendor uses an electric fire in it's place, for convenience.

Orangery

This wonderful light-filled space flows directly from the living room with double doors leading out onto the paved patio and back garden. On brick construction with tiled roof, this is a great extra space that can be used for a variety of purposes.







Kitchen

The kitchen comprises a range of wall and base wooden cabinets, worktop and tiled surround. Integrated high-end quality appliances consist of double oven and grill, four ring hob, dishwasher and fridge. There is a water softener under the sink. The sink overlooks the front garden, which is enclosed by high hedging increasing privacy to the property. The lovely tiled flooring is continued from the hallway. Breakfast bar and seating for two, the perfect place to enjoy your morning coffee.

Dining Conservatory

An archway leads from the kitchen into the sunny breakfast/dining room, where there is plenty of space for a table and chairs to dine and enjoy views of the garden. The garden can be accessed through double glazed doors. Like the orangery, this room also sits on a bricked elevation.

Utility Room

Accessed from the kitchen, the utility comprises wall and base units with space and plumbing for a washing machine.





A split landing provides bedroom three with en-suite and on the upper landing, a further two bedrooms and the family bathroom.

Bedroom Three

A good-sized bright bedroom with views over the rear garden and plenty of built-in wardrobes.

En-suite

A part tiled and panelled bathroom with full-size bath and shower over, wash hand basin and WC.

Main Bathroom

A great family-sized bathroom with a corner shower enclosure, double basins and WC. Stylishly decorated with panelled walls and tiled floor.

Bedroom One

A bright double bedroom with dual aspect windows to side and rear elevation with en-suite facilities.

En-suite

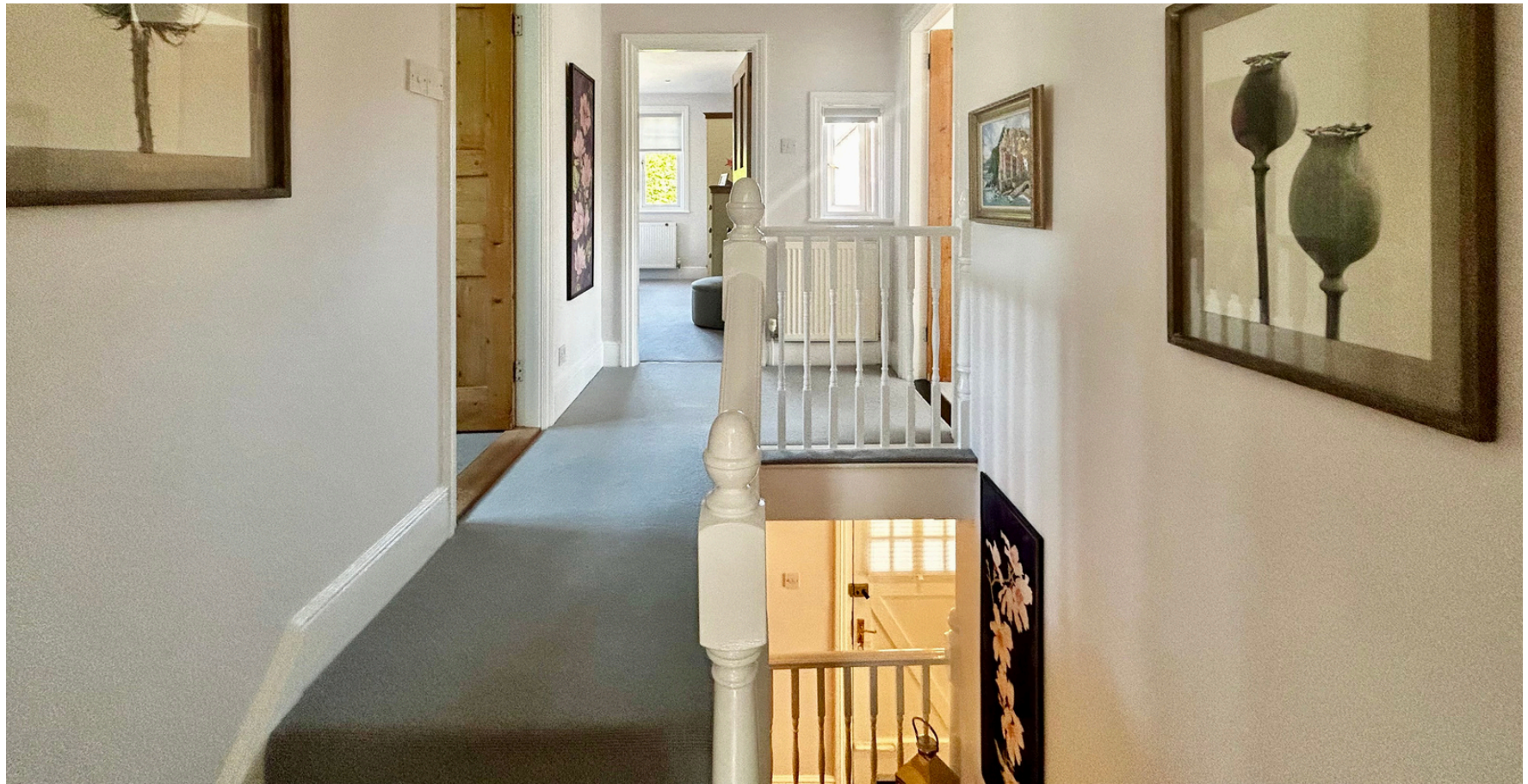
With shower, WC and wash-hand basin.

Bedroom Two

This large double bedroom has the benefit of built-in wardrobes with plenty of light owing to the dual aspect windows.

Bedroom Three

To the front of the property is a light filled bedroom with built in cupboard, pendant light and carpet laid to floor.





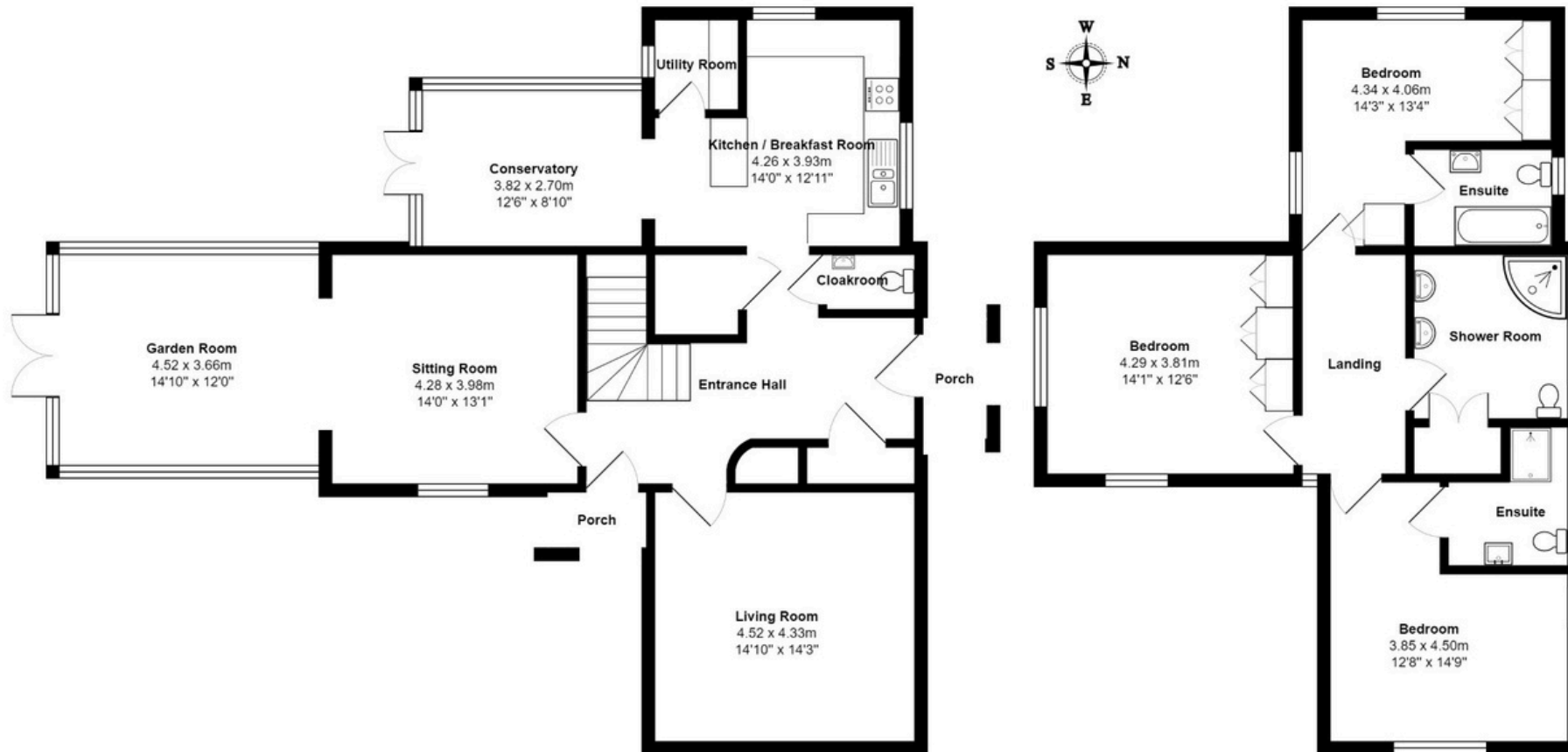




Outside

A large lawn sits to the front of the property with hedging and trees for added privacy and a gravelled drive leading to the double garage with electric up and over door. A curved wall with wooden door, leads you directly to the back garden.

The delightful rear garden has paved patio areas with grass laid to lawn. Part wood fencing and wall fencing maintains a private space filled with many flowers, trees and shrubbery.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 183.5 m² ... 1975 ft²

All measurements are approximate and for display purposes only

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 Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
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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 Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk F - £3148.24

What Three Words

///styled.gathers.iterative

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent
Fine and Country Woodbridge - 01394 446 007

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.

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 origin of the estate was originally built in 1765 as a "House of Industry". The site was purchased and developed between about 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". Each household on the development is a member of the Management Company. In 2023/24 the service charge will be £400.

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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