



Immaculate modern house on the edge of Woodbridge

5 Estuary Reach, Old Maltings Approach, Melton, Woodbridge, IP12 1FN

Freehold



5 bedrooms • 4 bath/shower rooms • 2 reception rooms & balcony • kitchen • utility room • garden & covered seating area • integral garage • private parking for 5 cars

Local information

Estuary Reach is situated in Melton but is within walking distance of the popular market town of Woodbridge, located on the west bank of the River Deben. Woodbridge has a variety of shops, restaurants, a hotel, swimming pool, a leisure centre, a cinema, a community hall and a railway station with links to Ipswich, Suffolk's County Town some eight miles to the south west. Melton has a Spar store attached to the local garage, a recreation ground, tennis courts, further retail outlets, a butchers, The Coach & Horses public house and its own railway station.

About this property

5 Estuary Reach forms part of a small development. The front door opens into a spacious entrance hall which gives access to the integral garage and the spacious utility room. There is an inner hall which leads into the light & bright sitting room which has double doors onto the rear garden and covered patio area.

The first floor accommodation comprises the principal bedroom and en suite. Completing the first floor is the open plan kitchen-living-dining room which has bi-fold doors out on to the balcony area. The kitchen is fitted with a range of matching units and a central island/breakfast bar. There is an integrated fridge/freezer, dishwasher, double oven with hob and extractor over. The second floor comprises four further bedrooms, one with an en suite and there is also a family bathroom.

The outside

On approaching the property there are two parking spaces opposite the front of the house and there is also parking for two to three cars and access to the garage. There is access either side of the house to the rear garden which is predominantly laid to lawn with a patio area leading out from the sitting room and a covered area.

Services

Mains water, drainage, gas and electricity. Heating is gas fired with underfloor heating to the ground floor and bathrooms. Radiators to the first and second floors.

Agents Note:

Please be aware that there are various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell. Wind farm expansion in the north sea is also taking place and bringing power ashore along with associated cabling and sub station works are also being proposed. For further details contact the selling agents.

Tenure

Freehold

Local Authority

East Suffolk District Council

EPC rating = B

Viewing

Strictly by appointment with Savills





Estuary Reach, Old Maltings Approach, Melton, Woodbridge, IP12

Approximate Area = 2564 sq ft / 238.1 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Savills (UK) Limited. REF: 792239

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