



3 FAIRWAY VIEW
MELTON PARK, NR WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

3 FAIRWAY VIEW MELTON PARK, NR WOODBRIDGE, SUFFOLK IP12 1TP

TOTAL APPROX. FLOOR AREA 1,610 SQ FT / 149.6 SQ M

A handsome Georgian conversion with parkland views



DISTANCES

- St Audry's & Ufford Park Golf Courses - within walking distance
- Melton village & rail station - 1 mile
- Woodbridge - 2 miles
- Ipswich - 10 miles (London Liverpool Street Station - 70mins approx)

FEATURES

- Prominently positioned in the heart of the popular Melton Park with views across the parkland grounds
- Light, high ceilinged and well laid out accommodation
- Stunning 25 ft principal drawing/dining room
- Fitted kitchen, entrance hall & cloakroom
- 3 bedrooms
- Bath/shower room & en suite shower room
- Courtyard garden
- Double garage & parking

Guide Price: £695,000



THE PROPERTY

Fairway View forms part of a terrace of four impressive conversions of the former Georgian St Audry's Hospital, situated in the heart of the popular Melton Park. With its handsome brick façade, high ceilings and tall sash windows, no. 3 offers light and well laid out accommodation with its impressive 25ft drawing/dining room.

The accommodation, which extends to some 1,610 sq ft includes an entrance hall with cloakroom with the aforementioned sitting/dining room to one side and the kitchen to the other. On the first floor, set off a spacious landing, are two double bedrooms and a good sized single, together with a bath/shower room and an en suite shower room. All rooms enjoy a south facing aspect with views across the mature grounds of Melton Park.

To the rear is a secluded and secure walled and paved courtyard, with a gateway leading to the **double garage** and parking area which lies beyond. To the front is a small area of lawned garden opening onto parkland beyond.

The property benefits from a mains gas-fired central heating system and is ready for a kitchen update and general redecoration.

LOCATION

Melton Park is an award-winning development of Georgian conversions and period-style new houses, within a parkland setting is approached over a long driveway, which runs through a golf course. The park enjoys an accessible location, and the nearby village of Melton provides a range of local facilities, with the Ufford Park Golf Course providing further leisure facilities including a swimming pool, all of which are within walking distance.



The well-renowned Woodbridge Golf Course is also easily accessible just across the River Deben, in the neighbouring village of Bromeswell, whilst the picturesque riverfront town of Woodbridge lies about 1½ miles to the west and provides a full range of local shopping and commercial facilities, together with good schools in both the state and private sectors catering for all age groups. Additionally there is a wide range of recreational facilities including sailing, rowing, tennis, swimming, football and rugby clubs. The A12, which by-passes Woodbridge and Melton, is easily accessible and links the county town of Ipswich (9 miles) and beyond to London and the M25, as well as Cambridge and The Midlands (via the A14). There are regular rail services which run from nearby Melton Station to London's Liverpool Street Station via Ipswich.

DIRECTIONS (IP12 1TP)

From the A12, exit the Woodbridge by-pass at the roundabout signed to Orford. Follow the road for approx a mile to the Melton traffic lights, turn left into Yarmouth Road (The Street). Continue up the hill, go past the 40 mph limit signs and shortly turn left into St Audry's Park Road, the entrance to Melton Park. Follow the road across the golf course, round an S-bend, and towards a roundabout. Immediately before the roundabout, turn left into Calder Road. After 100 yards, turn left into Fairway View, bear right down the slope towards a row of 6 black garage doors, and park in front of the third and fourth doors. Walk through the covered passage and enter through the garden door of No 3 on the left.

What3words: ///lined.kilowatt.dusty



PROPERTY INFORMATION

Services: Mains electricity, water, drainage and gas are connected.

Service charge: There is an annual charge levied by Melton Park Management Company in the region of £450 for the maintenance of the communal areas of Melton Park.

Covenants: The Standard Melton Park covenants apply to all properties. Further information can be found at mpmcc.co.uk

Tenure: Freehold with vacant possession at completion.

Mobile: Ofcom advises availability from the main providers is likely.

Broadband: Ofcom advises ultrafast broadband is available at the property.

EPC: E

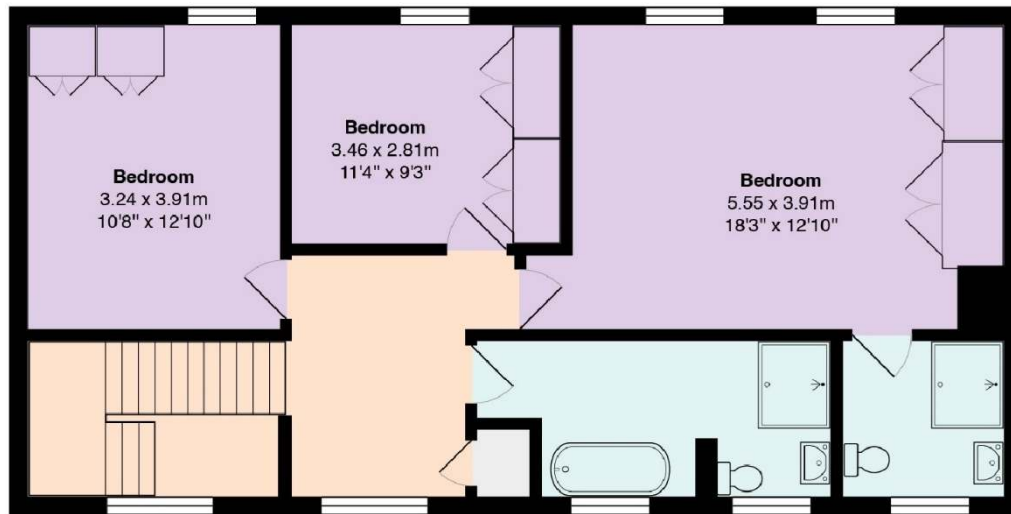
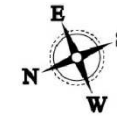
Council Tax: Band G. East Suffolk Council.

Fixtures and Fittings: Fitted carpets, curtains and blinds, together with most of the light fittings are included in the sale.

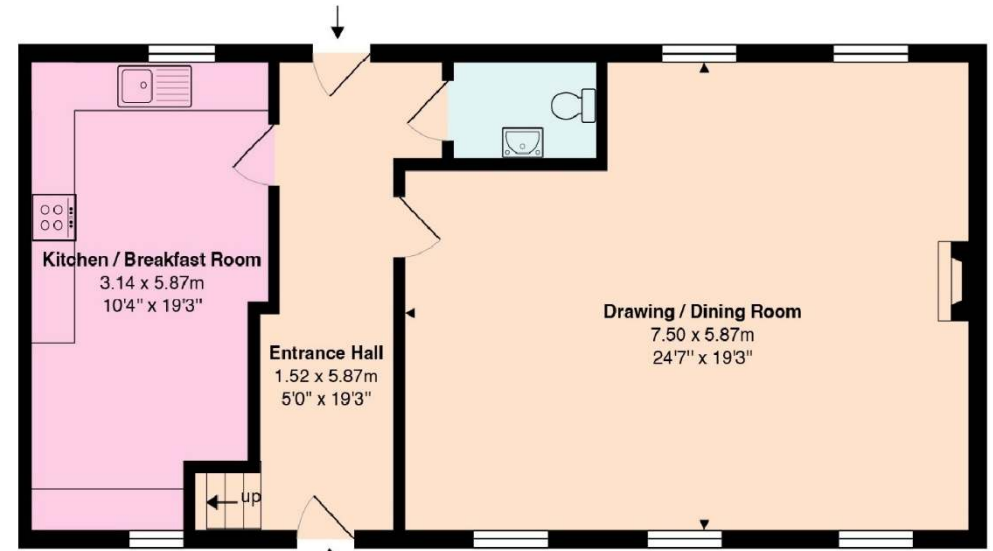
Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

Fairway View, Melton

Total Approximate Internal Area: 149.6 m² ... 1610 ft²



First Floor



Ground Floor

All measurements are approximate and for display purposes only

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PROPERTY EXPERTS SINCE 1910