



2 Riverview

Freehold Guide Price £ 525,000

Melton | Woodbridge | Suffolk | IP12 1QU





2

2 Riverview is a wonderfully positioned three-bedroomed, detached property, that has recently undergone a full refurbishment to provide a stylish family home with views of the River Deben and just a short walk from the bustling town centre of Woodbridge.

With underfloor heating throughout the ground floor and in one of the upstairs bathrooms, this stunning property has the added benefit of solar panels and a new boiler and heater. The entire ground floor has been laid with Amtico tiled flooring creating a stylish and practical floor, perfect for a busy family.

There are three double bedrooms, a first floor study and two new bathrooms. All the rooms upstairs have wooden painted floorboards.

The driveway provides parking for two cars with a garage. The corner plot of the property ensures the rear garden is barely overlooked, providing the current owners with plenty of privacy. The good-sized, mature garden to the rear features an array of plants and shrubs with railway sleepers creating raised borders and seating. A paved patio area is perfect for outside family dining.

Entrance Hall

From the entrance hall; doors lead to the sitting room, kitchen and cloakroom. The stairs are painted with a hessian runner and open wooden bannister.



Sitting Room

This stylish sitting room is lovely and bright owing to the large window to the front of the property and glazed double doors leading into the reading and dining area. Tasteful Amtico flooring runs throughout the ground floor with underfloor heating and thermostatic controls in each room that can also be controlled wirelessly.

Reading Area

The reading area, also perfect for a study area is lined with built-in bookcases and sea grass effect wallpaper. This area is also thermostatically controlled.

Dining Room

With splendid views out to the private rear garden, this stylish space has ample room for a large family dining table and the benefit of being able to open the patio doors fully in the good weather whilst dining.







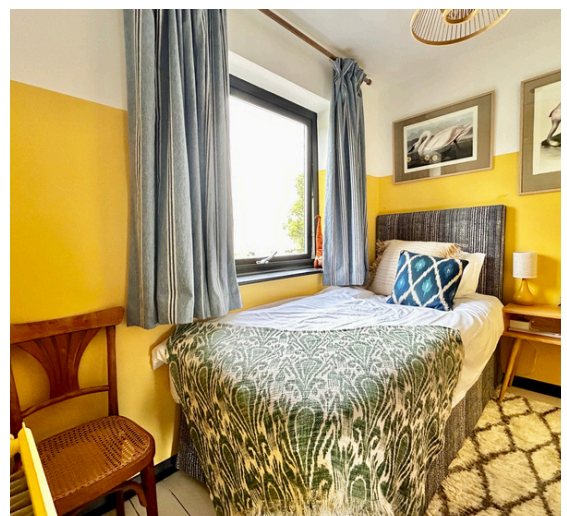
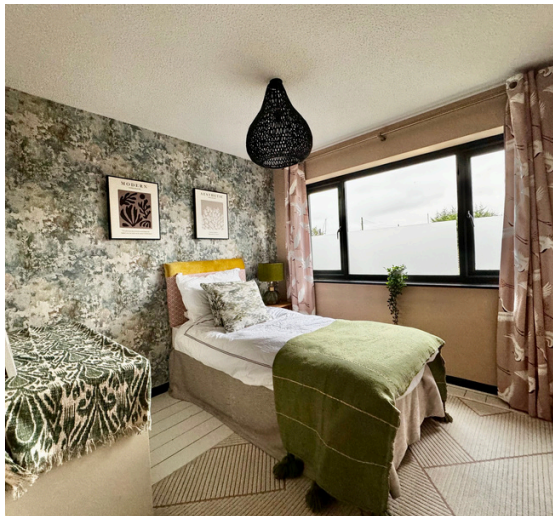
Kitchen

The kitchen comprises a range of wall and base cabinets providing plenty of storage. Minerva worktops run down both sides of the kitchen with tiled splashbacks on both sides. High end Neff appliances include double ovens and a four ring induction hob. A large stainless steel sink is complemented by a Quooker tap providing both boiling and filtered water. There is space for a dishwasher and an under stairs cupboard for further storage.

Utility Room

Accessed from the kitchen, the utility has a set of patio doors that lead out to the side of the property. There is space and plumbing for a stackable washing machine and tumble dryer and a American style fridge freezer.





Bedroom One

To the front of the property, bedroom one has large built-in wardrobes, a feature wall, painted floorboards and a lovely view of the boats on the River Deben.

Bedroom Two

Also situated to the front of the property, bedroom two is a stylish double bedroom with similar window views and painted floorboards.

Bedroom Three

Situated at the rear of the property, this bright bedroom is a larger double bedroom with a deep built-in cupboard, views of the rear garden, a feature wall and painted floorboards.

Study

Can be used as a small single bedroom, currently used as a study. Tastefully decorated and with painted floorboards. Window to rear aspect overlooking the delightful garden.

Bathroom

A very stylish bathroom with brushed brass hardware. The walls are partly covered with marbled design Minerva panels and beautiful authentic Japanese wallpaper. There is a double-ended bath with rain head and hand-held shower and screen over, a wash hand basin and WC built into a lovely vanity unit and Amtico herringbone floor. An obscured window sits to side aspect and there is also a large heated towel rail and built-in electric toothbrush chargers.

Shower Room

A compact but bold shower room with large walk-in shower and vanity unit with built-in wash hand basin and WC. This room has the added benefit of underfloor heating with herringbone Amtico flooring and a heated towel rail and built-in electric toothbrush chargers.





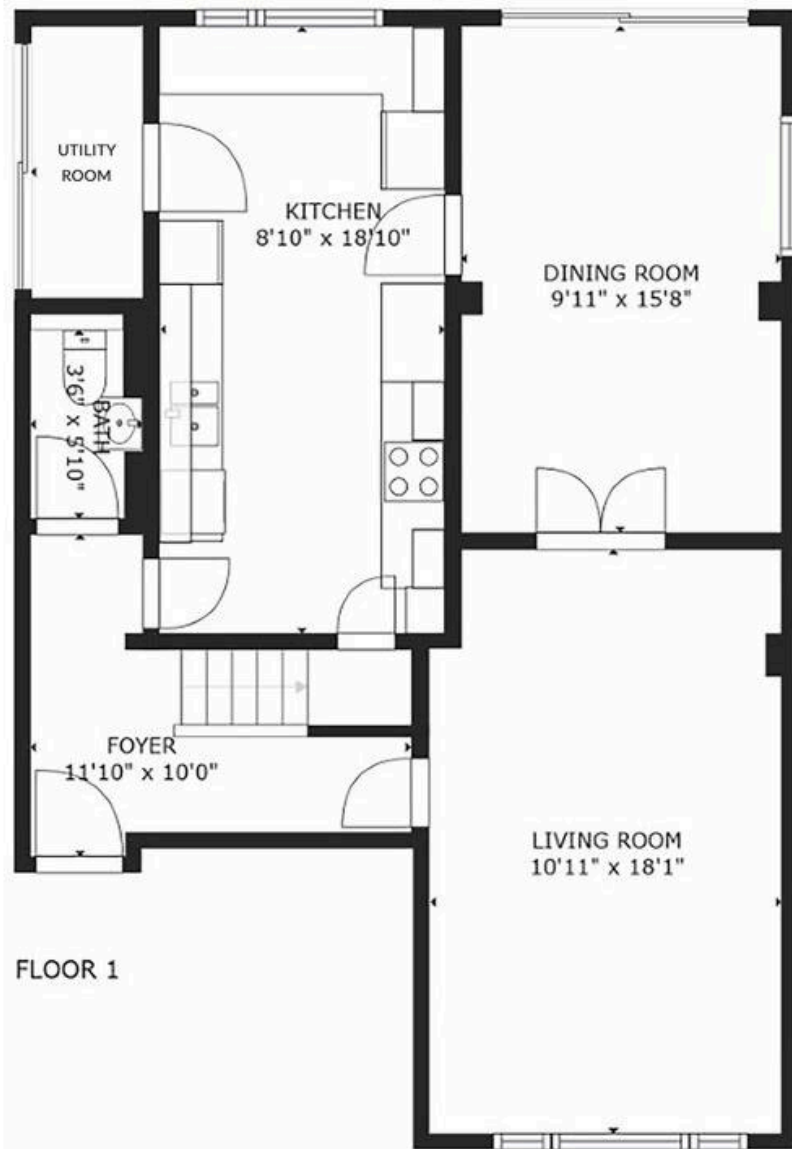




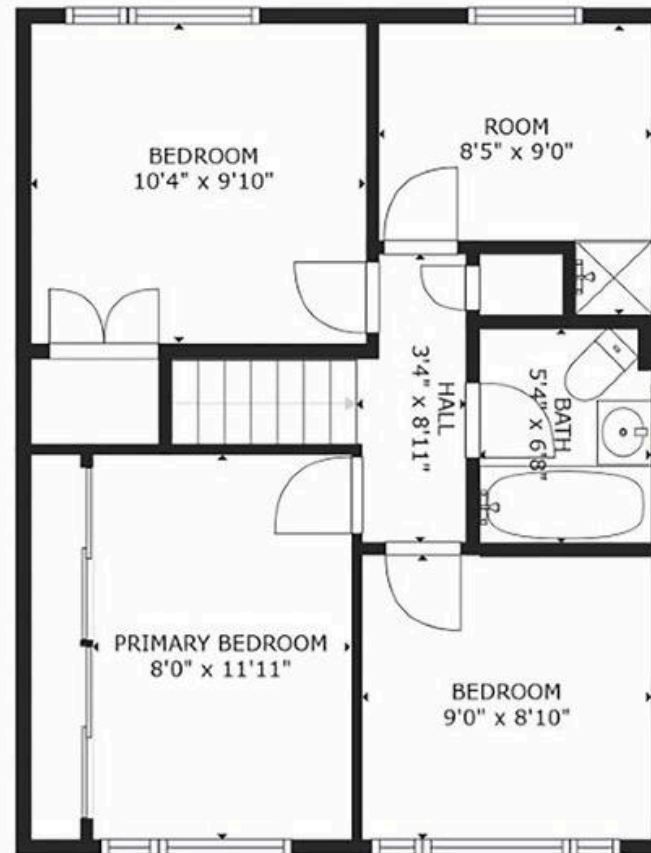
Outside

The front of the property has parking for two cars and a large single garage. The corner plot has grass laid to lawn and access to a large shed that can also access through to the rear garden. There is a path from the left hand side of the property that runs down towards the rear garden, accessed through a wrought iron gate.

The rear garden is a wonderful space that has been designed with several areas of interest to include a path running to one side that leads to a little wooden swing. There is a decked area at the back, perfect for catching the last of the evening sun. There are two levels of grass areas divided by railway sleepers and borders running down both sides of the garden. The paved patio area sits directly outside the dining room with a seating area created by further railway sleepers.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 650 sq. ft, FLOOR 2: 485 sq. ft
 TOTAL: 1135 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 D - £2,117.61

What Three Words

///jots.dressings.subplot

VIEWING ARRANGEMENTS

Strictly by appointment with
the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

About The Area

The village of Melton is under 1 mile north of the market town of Woodbridge, a short 15 minute walk and 2 minute drive. The location provides easy access to the Suffolk heritage coast offering excellent sailing, fishing and water sports opportunities on the estuaries of the river Deben. Within the village of Melton there is a small selection of shops and amenities to include a newsagents, hairdresser, farm shop, fish and chip shop and the highly regarded Five Winds Farm butchers located at the railway station. Across the road from the railway station on the Riduna Park business park is Honey & Harvey, an artisan coffee house. There are excellent railway links from Melton via Woodbridge and nearby Ipswich to London Liverpool Street and easy access to the A12 and A14 trunk roads. The Coach and Horses and The Wilford Bridge are 2 local pubs/restaurants which are within walking distance of the property. Melton also has two golf courses, an 18 hole course at Ufford Park Hotel on Yarmouth Road where there is also an impressive leisure complex and indoor pool and spa facility. The other course is St Audrys which is a 9 hole course located on the Melton Park development.

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.



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