

*A well presented two bedroom, mid-terrace Victorian cottage with large rear garden, located in the village of Melton, close to the market town of Woodbridge.*



#### Guide Price

£210,000

Freehold

Ref: P7860/MC

#### Address

Katrina  
4 Tollgate Cottages  
Melton  
Woodbridge  
Suffolk  
IP12 1QF



Dining room, sitting room, kitchen and bathroom.  
Two double bedrooms.  
Large rear garden and courtyard area.

**NO FORWARD CHAIN.**

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The cottage is set along Yarmouth Road, a short distance to the north of the centre of the village and close to the Ufford Park Resort. Melton itself is a popular village with a well supported primary school, large playing field with tennis courts and children's play equipment, good pub/restaurant, The Coach and Horses, an independent village shop, small petrol station and Spar convenience store. Woodbridge is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge also benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

## Description

Katrina is a well presented two bedroom mid-terrace Victorian cottage with large rear garden, located in the village of Melton, close to the popular market town of Woodbridge.

The front door opens into the dining room with window to the front of the property. This room benefits from two built-in storage cupboards and links through to the sitting room. The sitting room, with window to the rear, has a staircase rising to the first floor with a small storage cupboard. The kitchen is fitted with a range of high and low-level wall units and has an inset stainless steel sink and a built-in four ring gas hob, oven and extractor hood. There is space for a fridge freezer and washing machine. There are windows overlooking the courtyard area and there is a built-in storage cupboard housing the gas-fired boiler. The bathroom has an obscured glazed window to the rear and comprises a panelled bath with shower over and tiled surround, WC, handwash basin and extractor fan.

From the sitting room, stairs rise to the first floor landing which provides access to the two bedrooms. Bedroom one is a double room with a window overlooking the front of the property and a built-in cupboard. Bedroom two is a further double bedroom and enjoys views over the rear garden. Access to the loft is via a hatch on the landing.

## Outside

The property is approached from the road via a small pathway leading through the front garden which is planted with a variety of shrubs. The rear garden can be accessed via a door from the kitchen that opens onto the courtyard area. The garden is predominantly laid to lawn with various shrubs and trees interspersed throughout. At the far end of the garden there is a small wooden shed.











## Katrina, Melton

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

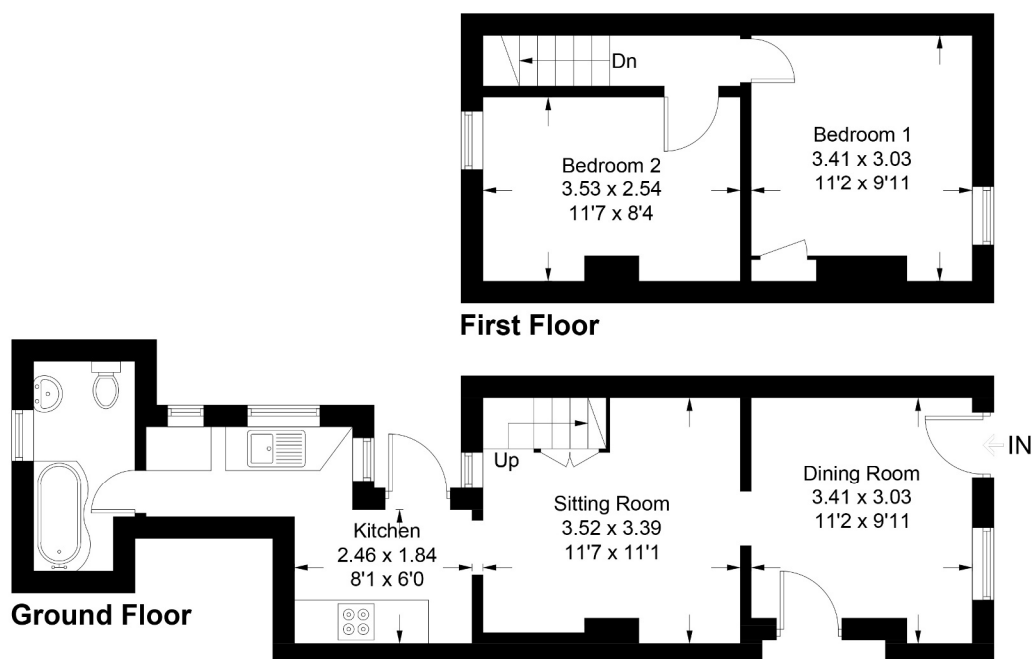


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288219)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. Gas-fired central heating.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band B; £1,793.53 payable per annum 2026/2027

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Please note that the courtyard area at the rear of the property is subject to shared rights of way.

*April 2026*



## Directions

Heading south on the A12 past Wickham Market, take the junction signposted to Melton and Ufford Park Hotel and Golf Course. Take the next turning right and right again towards Melton. Passing Ufford Park, continue on Yarmouth Road for approximately 300 yards where the property will be found on the right hand side.

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