



Copper Mead, Melton Road, Melton, Woodbridge, Suffolk, IP12 1PF

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ESTABLISHED 1966

**Copper Mead
Melton Road
Melton
Woodbridge
Suffolk IP12 1PF**

A substantial detached bungalow set in mature gardens, in a superb position overlooking Suffolk Wildlife Trust meadows. About 0.4 acre.

Guide: £735,000

ENTRANCE HALL | SITTING ROOM | KITCHEN/BREAKFAST ROOM | DINING ROOM | CONSERVATORY | UTILITY ROOM | CLOAKROOM | BEDROOM WITH ENSUITE SHOWER ROOM | TWO FURTHER BEDROOMS | JACK AND JILL SHOWER ROOM | ATTACHED DOUBLE GARAGE | CAR PARKING MATURE GARDENS WITH OUTLOOK ACROSS MEADOWS | COURTYARD GARDEN

Melton is a popular village which benefits from a branch line railway station, village store, public house, primary school, the new Riduna Business Park development and Suffolk Coastal District Council offices and playing fields. The market town of Woodbridge, with its wonderful riverside setting and sailing facilities, is a short walk away. The town has a wide variety of local shops, a library, doctors' surgeries, a cinema, a swimming pool, tennis courts and restaurants. The surrounding Deben Valley is an Area of Outstanding Natural Beauty and there are countless walks, forest trails, bridleways, sailing and river rowing, and excellent golf courses, two of which are St Audrys and Ufford Park. There are also a number of excellent local schools, including Woodbridge School, The Abbey and Farlingaye High School.

The Property

Copper Mead is a substantial detached bungalow in an excellent setting with views across to an unspoilt meadow owned by Suffolk Wildlife Trust. The living accommodation is well-proportioned with plenty of natural light, The principal rooms have a delightful outlook across the garden and meadow beyond. The front door



opens to a generous entrance hall with a large coat cupboard. The sitting room is light and well-proportioned, with a gas coal-effect fire and interconnecting doors to the dining room. Sliding patio doors provide a wonderful outlook over the garden and to the meadow beyond. The kitchen/breakfast room is fitted with a range of wall and base mounted units with a gas-fired Rayburn for cooking. A door opens to the dining room which leads into the conservatory.

The utility room and cloakroom are also located off the hall with a back door to the courtyard. A passageway leads to the main bedroom which has an ensuite wet room. There are two further bedrooms served by a Jack and Jill shower room. All the bedrooms have generous built-in cupboards.

Outside

Copper Mead is approached via a right of way leading through a five-bar gate into the property. A Tarmac driveway provides ample parking and leads to the double garage. The garage has twin up and over doors with power and light. Half of one bay has been converted to a secure storage room.

The beautiful gardens surround the property and there are many trees and flowering shrubs. To the west is a large lawn with borders planted with spring bulbs and shrubs. A paved seating area overlooks the garden. To the rear of the property is an enclosed courtyard garden with a timber garden shed and a raised bed planted with herbs and lavender with an olive tree. There is also a pedestrian access off Melton Road.

Services

Mains gas, electricity, water and drainage connected. Central heating and hot water via gas-fired Rayburn. Freehold

Local Authority: East Suffolk – Band F.

Directions: what3words: unity.contoured.abode

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Viewing is strictly by appointment: Tel: (01728) 454505.
www.bedfords.co.uk 145 High Street, Aldeburgh, Suffolk IP15 5AN.



Copper Mead, Melton

Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft
 Garage = 32.8 sq m / 353 sq ft
 Total = 204.6 sq m / 2202 sq ft



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |





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