



The Oaks, 6 Nightingale Close,

Melton, Suffolk, IP12 1GX

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ESTABLISHED 1966

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- Ipswich 10.1 miles
- Framlingham 11.4 miles
- Aldeburgh 17.2 miles
- London 1hr 15mins by train from Ipswich

ENTRANCE HALL | CLOAKROOM | KITCHEN | SITTING
ROOM | UTILITY ROOM | DINING ROOM | THREE
BEDROOMS | EN-SUITE | FAMILY BATHROOM |
GARDEN | OFF STREET PARKING | DOUBLE GARAGE

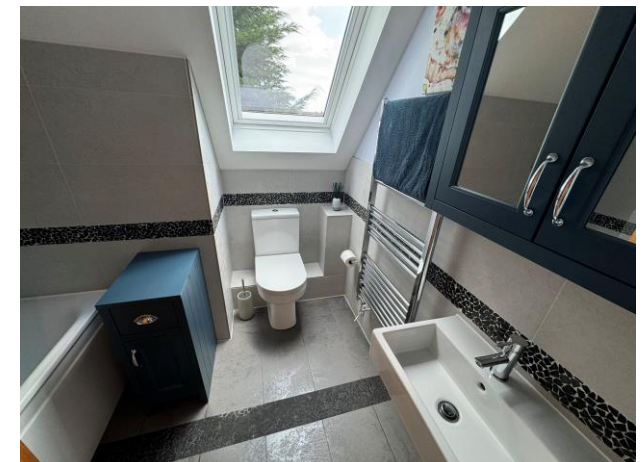
The Property:

Situated at the entrance of this exclusive and select development of distinctive and individual discerning dwellings, completed in 2017. Ergonomically designed with high energy rating qualities, this well designed and beautifully presented detached home, has been finished to the highest specification, and is positioned on perhaps the best plot on Nightingale Close. Finished with mixed material elevations under a traditional tile roof.

The architect design layout comprises entrance lobby with guest cloakroom, inner hallway with deep under stairs storage facility, a double aspect sitting room with double casement doors opening on to the garden terrace, as well as a multi-fuel stove, dining room with picture window to the front aspect, being open plan to the quality bespoke fitted kitchen, with a number of modern conveniences under granite stone work surfaces and a separate utility room. On the first floor is an impressive principal bedroom of a generous size, being twin aspect and a Juliette balcony, a large range of bespoke fitted wardrobes and stylish en-suite bathroom. There are two further double bedrooms and a restyled family bathroom at the time of construction, to include both a bath and shower facility. Refinements include full sealed unit double glazing, gas fired central heating with an under floor wet system downstairs, heavy insulation qualities giving a B energy rating, and a fitted air-condition unit in the principal bedroom.

A fabulous three bedroom house set in an exclusive development in the sought-after village of Melton.

Guide: £750,000 FREEHOLD



Outside

The fabulous mature landscaped gardens are designed to be low maintenance, but with areas of specific interest, reflecting the movement of the sun throughout the day. There are a vast number of specimen plants, flowering shrubs and ornamental trees, combined with raised beds, stone walk ways, ornamental garden pond, greenhouse and outside entertaining terrace off the sitting room. There is a double detached garage with twin period style double doors and a pitched roof for further storage. This really is a home of quality and a viewing is considered essential to fully appreciate these qualities.

Location

Positioned in a popular location within Melton Park, this house is within easy reach of the localized facilities of Melton, which include a Spar mini market, village produce store, a village shop, primary school, St. Andrew's Church, the well respected Coach & Horses public house and a railway station, which also houses the very popular butchers and deli - Fodder. There are also a number of specialized businesses at the Wilford Bridge Spur. Melton Park has its own golf course on the main approach, as well as the Ufford Park Hotel opposite, which boasts a very well respected golf course and leisure complex. The multiple shopping and recreational facilities of the popular Riverside town of Woodbridge are also accessible, as is easy access to the A12 arterial route, River Deben and Heritage Coastline.

Services

Mains water, oil, electricity and sewage are connected. According to Ofcom superfast broadband is available and mobile coverage is limited on all networks.

Local Authority

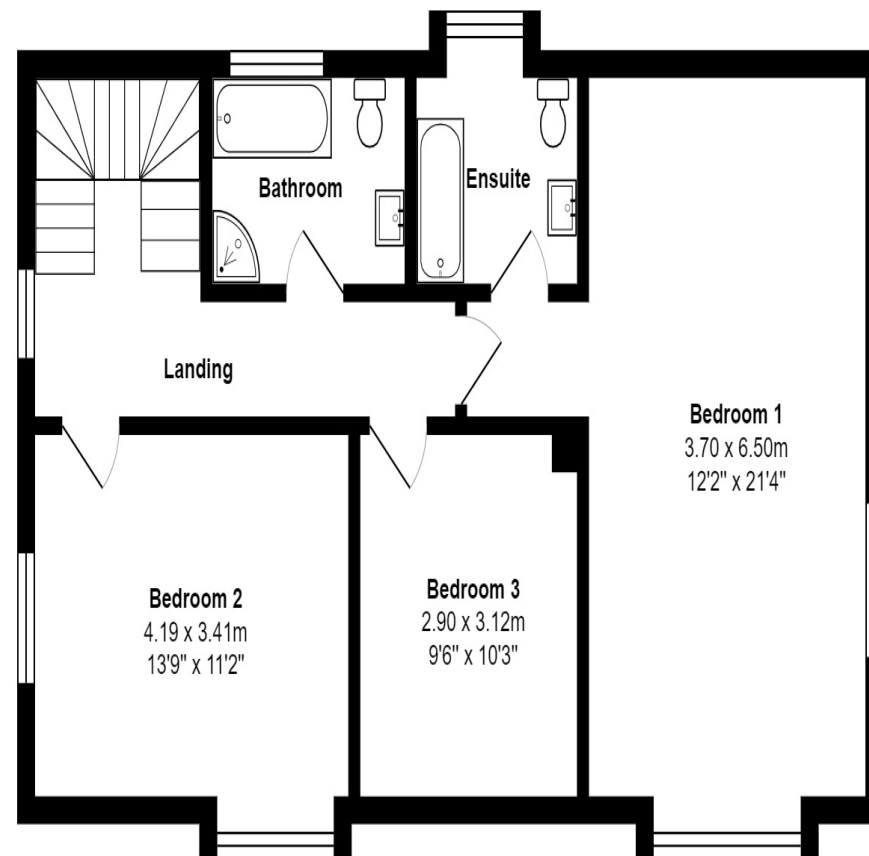
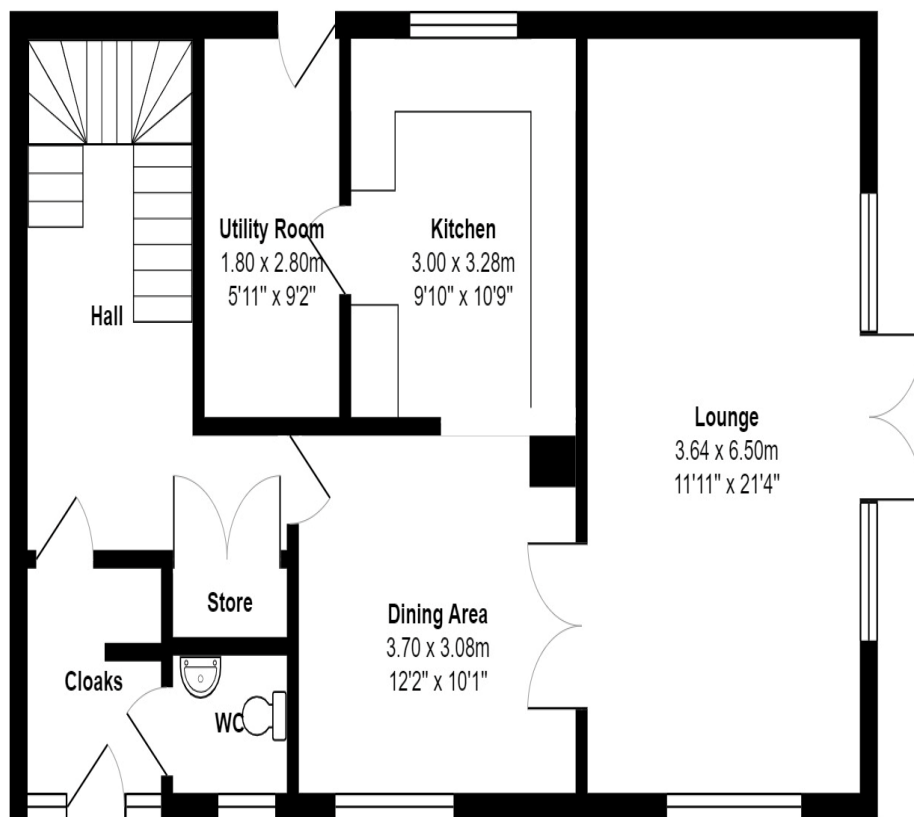
East Suffolk District Council – Council Tax Band F
EPC Rating B

Directions

what3words – daydream.burst.faced

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









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