

A modernised and well presented two bedroom semi-detached bungalow situated in a convenient position close to Woodbridge

Rent £995 pcm
Ref: R2065

46 Hall Farm Road
Melton
Woodbridge
Suffolk
IP12 1PJ



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

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

Location

46 Hall Farm Road is situated close to the centre of the village of Melton and within walking distance of the amenities of the market town of Woodbridge. Melton itself is a popular village with a well supported primary school, large playing field with tennis courts and children's play area, good pub/restaurant, an independent village shop, petrol station and various convenience stores.

Probably best known for its outstanding riverside setting, Woodbridge offers a wide variety of shops, restaurants and recreational facilities including sailing on the River Deben, a number of well regarded local golf clubs including Woodbridge Golf Club, a cinema, and a wonderful network of footpaths. The town also benefits from rail links to Ipswich, with direct services to London's Liverpool Street station taking just over an hour. The popular Heritage Coast destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles away respectively. The county town of Ipswich is approximately 8 miles to the south-west.

The Accommodation

Entering through a glazed UPVC door into

Entrance Porch

Spacious and with partially glazed wooden door through to

Sitting Room 12'2 x 12'1 (max) (3.71m x 3.68m)

A good size light room with large window to the front, electric heater, TV aerial socket and door giving access to the airing cupboard housing the hot water tank and electric immersion. A door leads through to the

Kitchen 13'2 x 9'4 (max) (4.19m x 2.84m)

A modern fitted kitchen with a good range of base and eye level kitchen units with Formica roll top worksurface over inset with a single bowl, single drainer, stainless steel sink with mixer tap and separate drinking water tap. Space and plumbing for washing machine. Space and wiring for electric cooker with extractor hood above. Large window overlooking the rear garden, pantry cupboard, electric heater and door off to



Inner Hallway

With doors to

Bedroom One 12'1 x 11'8 (max) (3.68m x 3.56m)

A good size double bedroom with large window overlooking the front garden, electric heater, TV aerial socket and fitted hanging cupboard.

Bedroom Two 9'4 x 6'10 (2.84m x 2.08m)

A single bedroom or small double with window overlooking the rear garden, electric heater, TV aerial socket and fitted hanging cupboard.

Bathroom

A modern suite comprising of low flush WC, pedestal wash basin and P-shaped bath with glass shower screen and Triton electric shower. Extractor fan and heated towel rail.

A further door off the kitchen leads to the

Side Lobby

With door giving access to the rear garden, good size walk-in fitted cupboard and further door off to

Utility / Office / Storage Room 8'8 x 6'3 (max) (2.64m x 1.91m)

A versatile room with electricity connected which could be used as additional space alongside the kitchen, office space or storage room. Electric panel heater and window providing plenty of light from the front entrance porch.



Outside

The property is situated in a convenient position and sits within a good size plot. To the front and accessed directly from the road, there is a driveway with parking for at least two cars. Adjoining the drive, there is a large area laid to shingle with pathway leading up to the front door. Beyond the drive is a detached single garage available for use.

A wooden gate gives access to the rear garden which can also be accessed from the side lobby and where there is a good size area laid to grass, paved pathway adjoining the rear of the property and further shingle pathway leading to the end of the garden where there is a brick wall and wooden gate. The gate gives access to a further excellent size area of garden which is fully enclosed by fencing and hedging. Please note; the neighbouring properties have a right of way across the garden, beyond the wall.

Services Mains electricity, water and drainage connected. Electric heating.

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

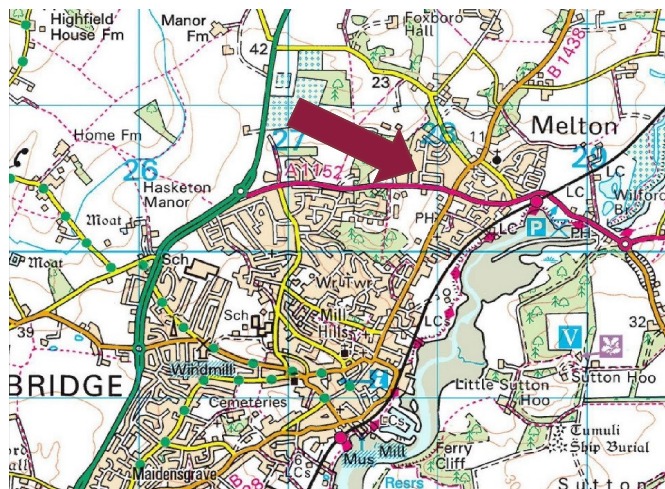
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band A, £1,466.47 payable 2025/2026

Local Authority East Suffolk Council

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2025



Directions

Heading south on the A12, take the first exit off the roundabout onto Woods Lane, continue towards Melton and just before the traffic lights, take the left turning into Hall Farm Road where the property can be found on the left hand side as identified by the Clarke and Simpson 'To Let' board.

When using whats3words
app// giggles.ringers.fussed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.