



NP NICHOLAS
PERCIVAL

To Let. £2,750 PCM

12 Willowbank, Melton Road, Woodbridge IP12 1FU





A spacious, modern and luxury four bedroom detached house on the popular Deben Meadows development with garden and balcony overlooking the River Deben.

To Let £2,750 pcm | Holding Deposit £634 | Deposit £3,170
EPC B84 | Council tax band F (East Suffolk)

Upon entering the property, the ground floor offers an integral garage, utility room with a range of base units and cloakroom. With stairs rising to the first floor there is a spacious hallway with access to the open plan kitchen, dining living area and a further cloakroom. The kitchen is a cream shaker style with integrated NEFF appliances and dark grey quartz worktop.

The open plan living area has French doors to the large balcony offering beautiful views across the River Deben. The second-floor accommodation provides a family bathroom, master bedroom with en-suite shower room and balcony and further double bedroom. The third floor provides two further double bedrooms and shower room. The property is finished to an excellent standard with hard flooring to the bathrooms, kitchen and utility room and a soft grey carpet to the hallway, stairs and all bedrooms.

Outside there is a brick paved driveway to the front of the property offering parking for 2/3 cars. The rear garden is enclosed and laid to lawn with a patio. There are also large decked patios from the living area and master bedroom.

Broadband & Mobile Coverage – Max download speed Ultrafast 1000 Mbps and upload speed 220 Mbps. Limited mobile coverage inside with EE, Three and Vodafone and likely coverage with O2.

The Deben Meadows Development

12 Willowbank, Melton Road, Woodbridge

Sat-Nav Ref: **IP12 1FU**

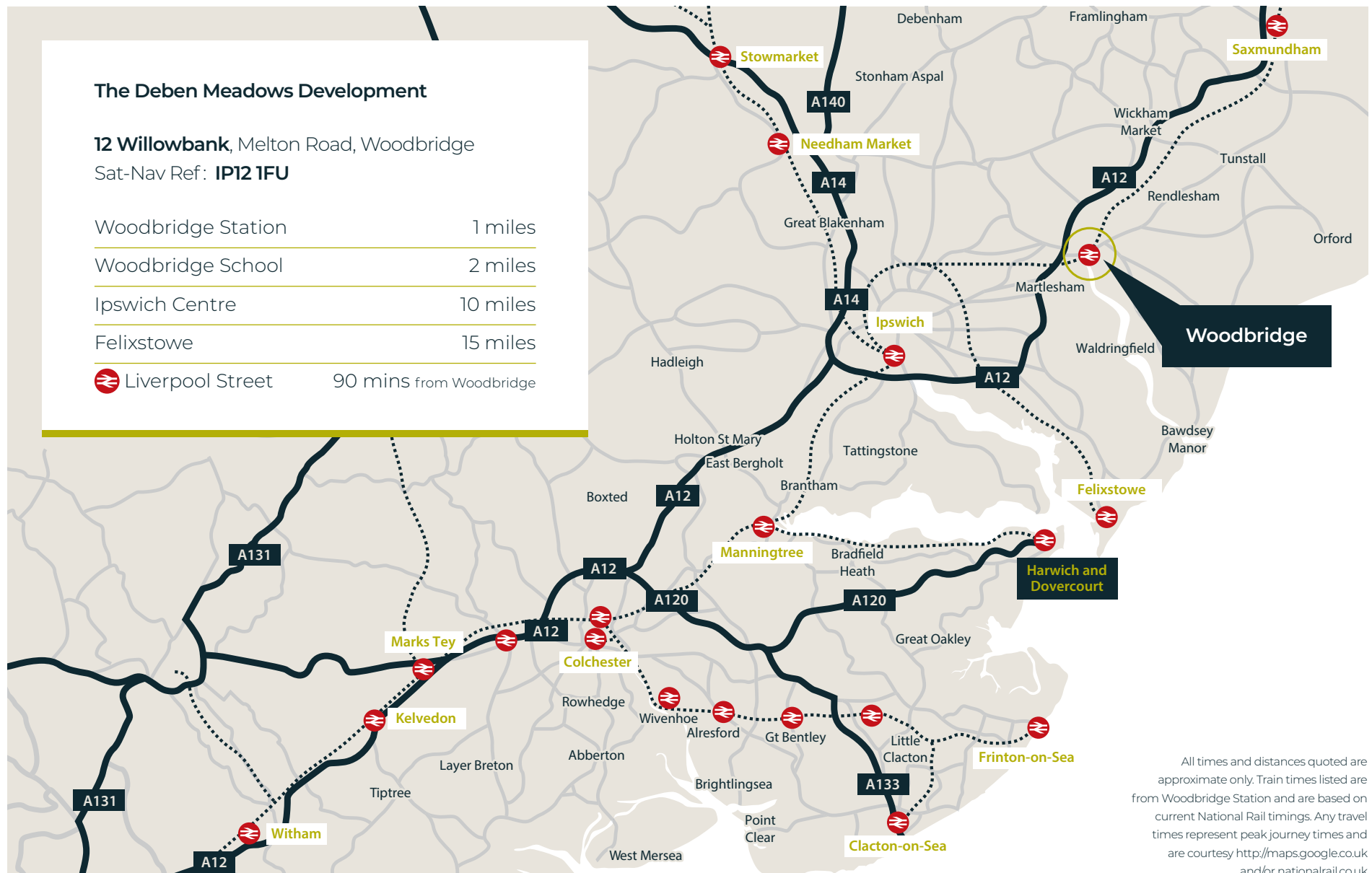
Woodbridge Station 1 miles

Woodbridge School 2 miles

Ipswich Centre 10 miles

Felixstowe 15 miles

 Liverpool Street 90 mins from Woodbridge



All times and distances quoted are approximate only. Train times listed are from Woodbridge Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

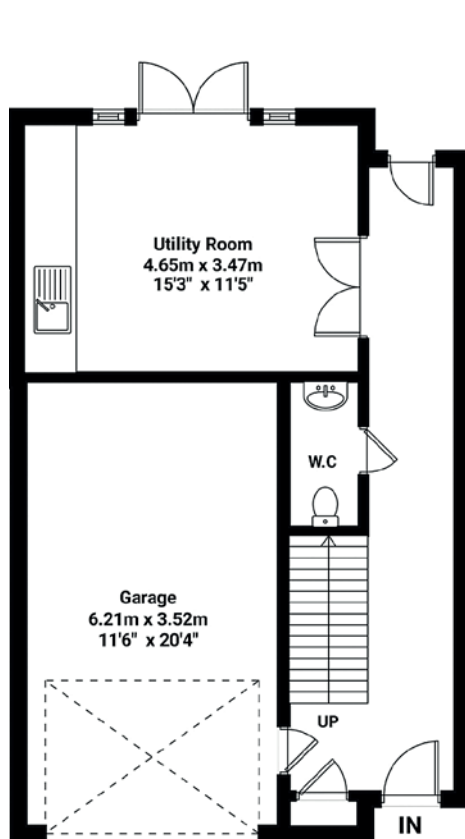


The Deben Meadows development is located in Melton, Woodbridge, adjacent to the river Deben. Woodbridge is a charming and thriving Suffolk market town with a bustling town centre featuring a range of independent stores and popular eateries. There are a number of local primary schools within Woodbridge and the High School was rated 'good' at the latest Ofsted report. Woodbridge train station connects to Ipswich for onward travel, and the town is easily accessed from the A12.

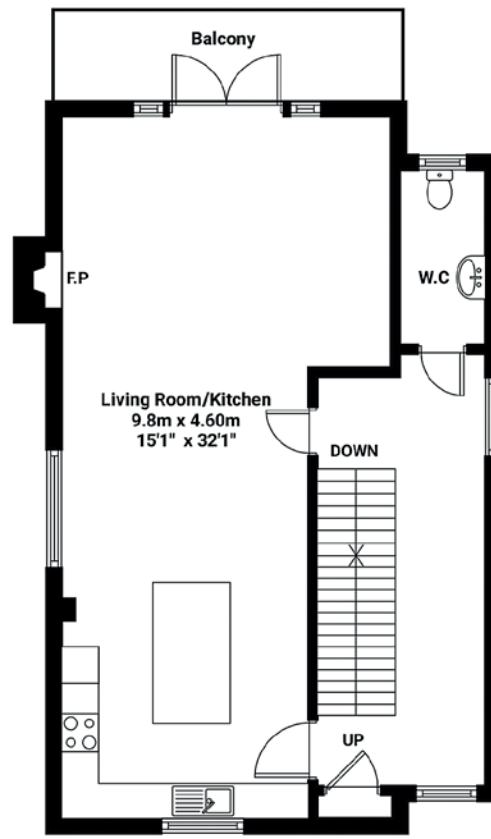




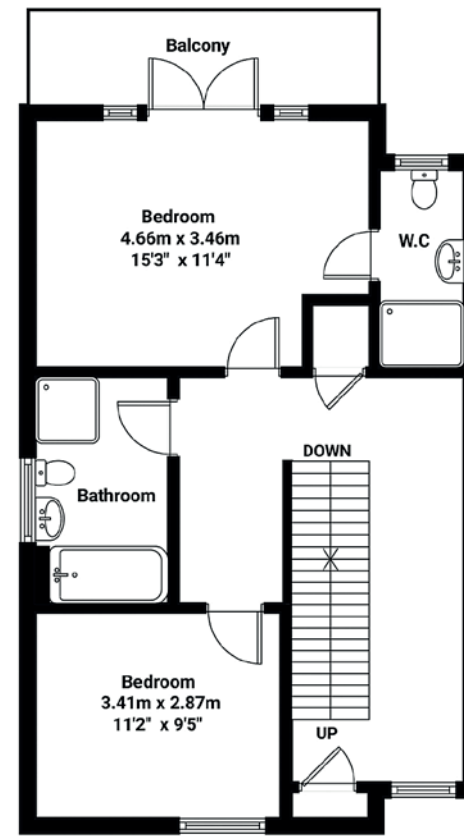




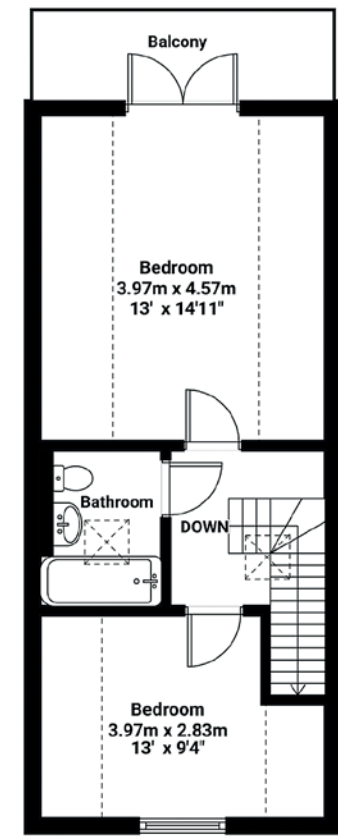
Ground Floor



First Floor



Second Floor



Third Floor

Total Approximate Floor Area: 2167 SqFt (202 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.







Viewing is strictly by appointment with the Sole Letting Agents.



01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, digitally enhanced were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.