



12 WILLOWBANK, MELTON ROAD, WOODBRIDGE IP12 1FU

TO LET £2950 PCM

NP NICHOLAS
PERCIVAL

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 £2,950 pcm

Holding Deposit £680 | Deposit £3,400

EPC B84 | Council tax band F (East Suffolk)



Property

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.

Situation

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.

Agents Notes

Please note photos were taken in 2023 and the property has since been occupied.

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.

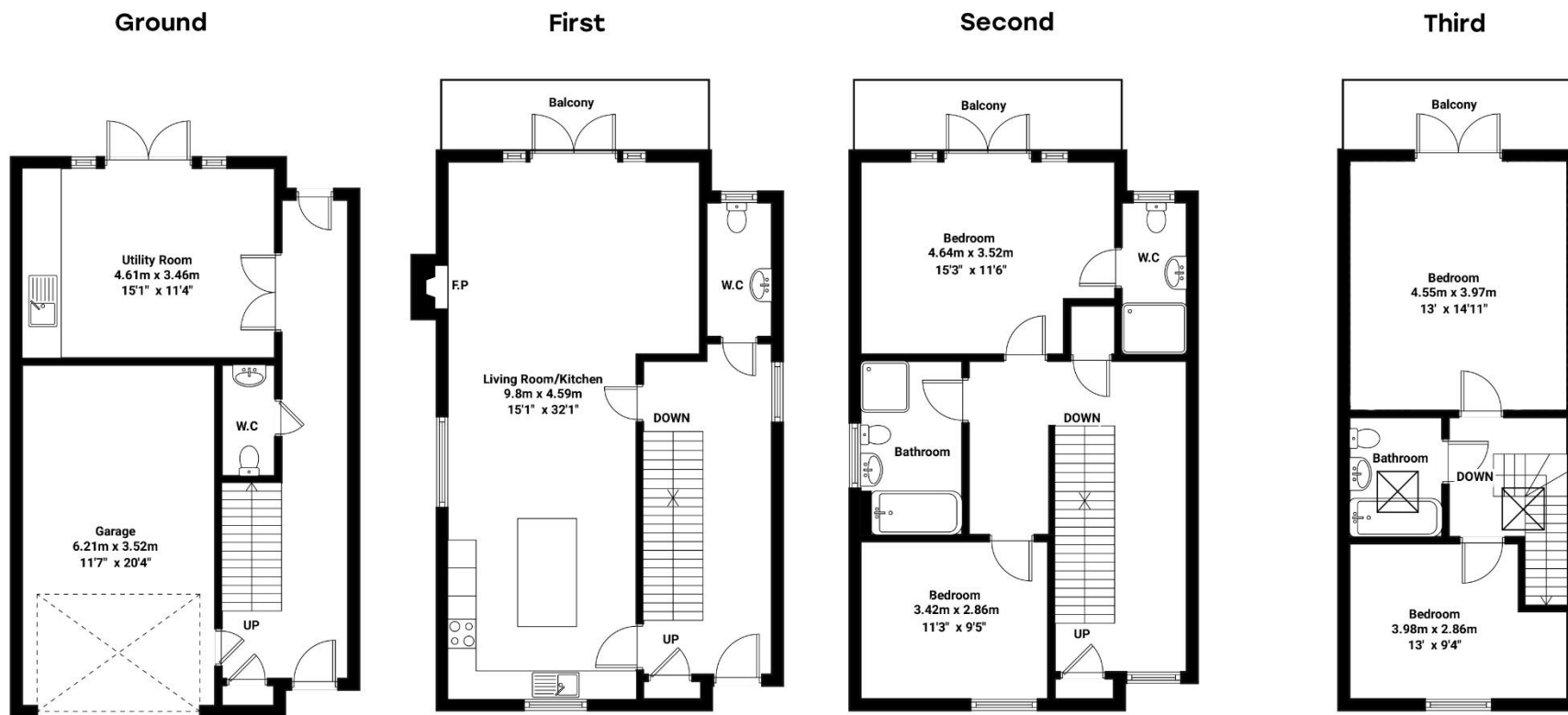
Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk.



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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. NICHOLAS PERCIVAL are proud to be members of;



Willowbank, Woodbridge

Internal area: 2167 sq.ft / 202 sq.mt

Excluded areas: None

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

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