

A well-presented three bedroom semi-detached house within a popular development close to the centre of the village and railway

Rent £1,100 pcm
Ref: R2342

11 The Debenside
Melton
Woodbridge
Suffolk
IP12 1SR



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

Contact Us



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

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

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

Location

The property is located close to the centre of Melton, within walking distance of the railway station. Melton is a popular village with a well supported primary school, large playingfield with tennis courts and children's play equipment, good pub/restaurant-The Coach and Horses, small petrol station and Spar convenience store.

Woodbridge, just a quarter of a mile away, is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge also benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

The Accommodation

The House

Ground Floor

A covered porch leads to a part glazed wooden front door that opens into the

Entrance Hall

With staircase rising to the First Floor, radiator and doors off to

Sitting & Dining Room 20'11 x 19'3 (6.38m x 5.87m)

A spacious multi-functional L-shaped room with partly vaulted ceiling. Fully glazed sliding patio doors provide plenty of light and good views of the garden. Radiators, TV and telephone points.

Kitchen/Breakfast Room 14'2 x 9'7 (4.2m x 2.92m)

With window on the front elevation overlooking The Debenside. Fitted with a range of cupboard and drawer units with granite effect worksurface over incorporating a stainless steel sink with mixer tap and drainer. Neff electric hob with light and extractor hood over and over and grill under. Recess and plumbing for washing machine and tumble dryer. Recess for upright fridge freezer. Wall mounted Baxi gas fired boiler, recessed spotlighting and radiator.



Cloakroom

Recently refurbished with a Villeroy & Boch suite comprising WC with concealed cistern and wall mounted wash basin with tiled splashback.

Stairs from the Entrance Hall rise to the

First Floor

Landing

With access to roof space and doors off to

Bedroom One 12'4 x 11'10 (3.76m x 3.61m)

A generous double bedroom with dormer window providing views of The Debenside and towards St Andrews Church spire. Range of fitted wardrobe cupboards with storage over. Radiator and TV point.

Bedroom Two 9'11 x 9' (3.02m x 2.74m)

A double bedroom with Velux window light, fitted bedroom furniture and radiator.

Bedroom Three 11' x 6'7 (3.35m x 2.01m)

A single bedroom that could be utilised as a Study if required. Velux window light and radiator.

Shower Room

With large walk-in shower cubicle containing the Mira Sport electric mixer shower, WC and mounted wash basin with storage cupboard under. Radiator, extractor fan and door to **Airing Cupboard**.



Outside

The property will be found to the rear of The Debenside and approached via a tarmac driveway, from where a paved pathway leads to the covered porch and front door. Beside the pathway is the front garden, and this has been hard landscaped, laid to shingle and interspersed with a number of mature shrubs and an established cherry tree. Beyond the garden a paved pathway leads beside the property to the gate that provides access to the rear. Just beyond the shared communal turning area is the parking area. This is laid to tarmac, and sufficiently large enough to park two vehicles.

Services Mains water, sewerage, gas and electricity. Gas fired central heating.

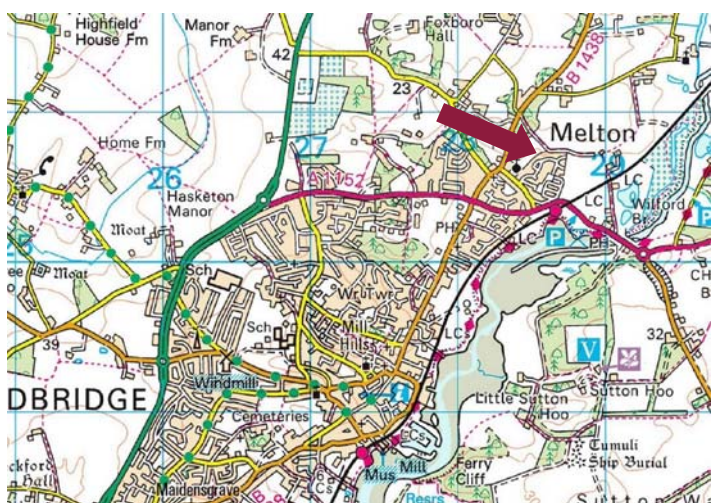
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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 C. £1,864.30 payable 2024/2025

Local Authority East Suffolk Council.

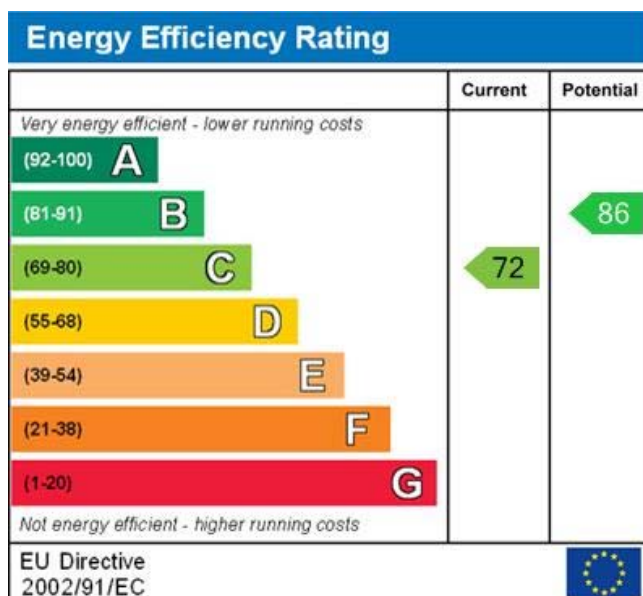
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Directions

From the Melton crossroads, proceed in an easterly direction along Wilford Bridge Road (A1152) turning left into Station Road. Take the next turning on the left into The Debenside and the property will be found to the rear of the development on the left hand side.

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