

NP NICHOLAS
PERCIVAL

To Let. £1,050 PCM

4 Willowbank, Melton Road, Woodbridge IP12 1FU





A modern, light and spacious first-floor apartment situated on the sought-after Deben Meadows development, close to Woodbridge.

**To Let £1050 pcm | Holding Deposit £242 | Deposit £1,210
EPC B83 | East Suffolk Council Tax Band A**

Property

The property is accessed via a secure coded communal entrance hall with both lift and stair access serving the small block of six apartments. 4 Willowbank is positioned on the first floor.

Inside, a compact entrance hall provides access to all rooms together with a useful storage cupboard. The impressive kitchen, dining and living area sits to the right and features full-height glazed doors with a Juliette balcony, allowing an abundance of natural light. The kitchen is fitted with a contemporary handleless design in light grey with black worktops and includes an integrated fridge/freezer, oven, hob and extractor, along with space for a freestanding washing machine. This versatile open-plan space offers ample room for both relaxing and entertaining.

The bathroom is fitted with a modern white suite comprising WC, wash basin, bath, and a separate shower enclosure.

The accommodation is completed by a well-proportioned double bedroom, which is bright and airy.

Outside

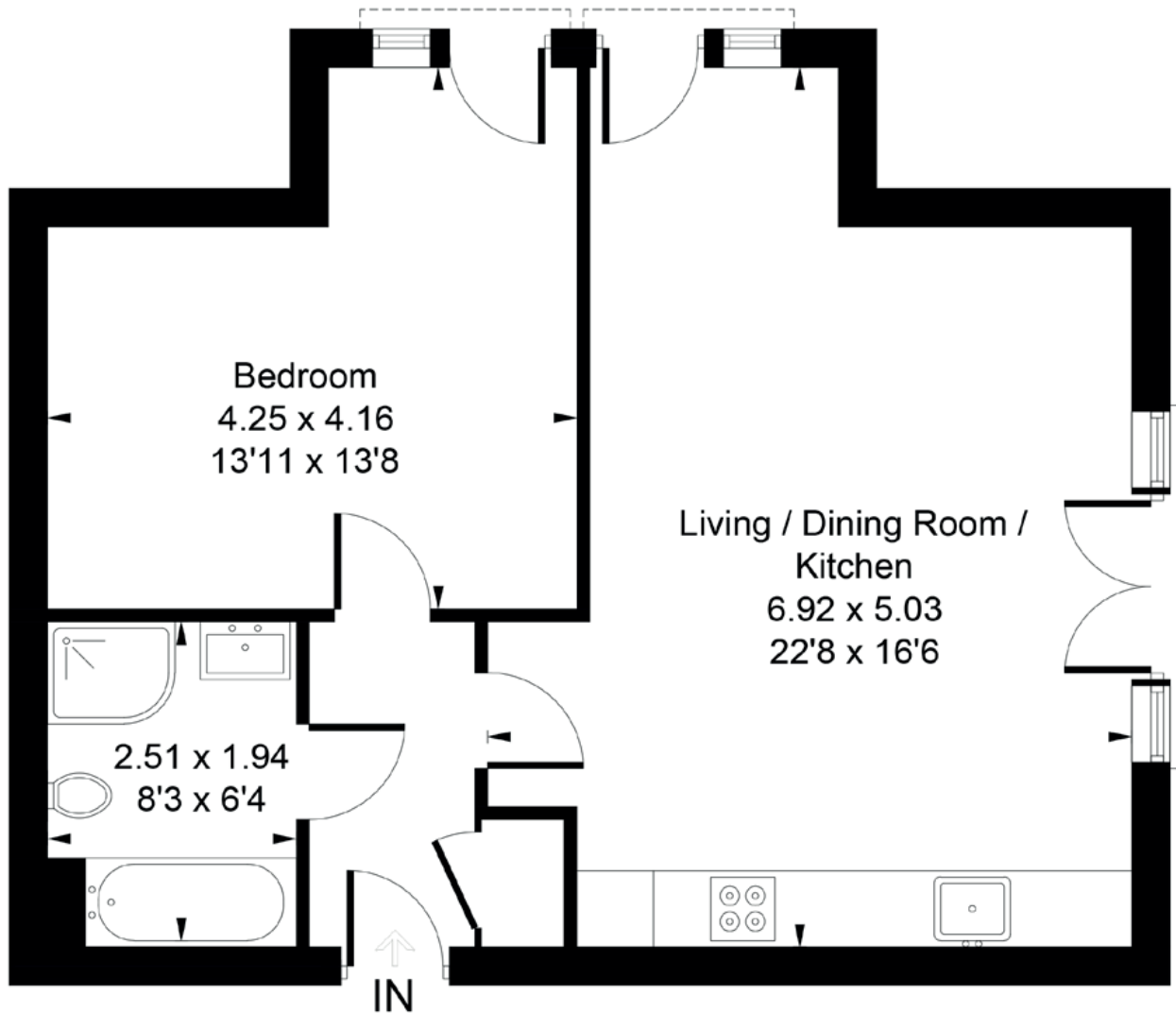
Externally, the property benefits from one allocated parking space as well as a communal locked bin store.

Location

Located just moments from the vibrant market town of Woodbridge, Melton is a charming Suffolk village set alongside the picturesque River Deben. Combining a peaceful semi-rural atmosphere with excellent local amenities and convenient transport links, Melton is highly regarded for its attractive countryside walks, riverside scenery and welcoming community feel. The village offers easy access to the Suffolk Coast & Heaths National Landscape, while nearby Woodbridge provides an excellent selection of independent shops, cafés, restaurants and schools, making Melton an ideal location for those seeking a balance of countryside living and modern convenience.







Total Approximate Floor Area: 577 SqFt (53.6 SqMt)

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



Viewing is strictly by appointment with the Sole Letting Agents.

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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.