

NICHOLAS PERCIVAL

To Let. £2,500 PCM

13 Willowbank, Melton Road, Woodbridge IP12 1FU









A Stunning Four-Bedroom Riverside Townhouse

Situated within the highly sought-after Deben Meadows development in Melton, this impressive four-bedroom detached townhouse offers contemporary luxury living, finished to an exceptional standard and enjoying stunning views across the River Deben.

To Let £2,500 pcm | Holding Deposit £576 | Deposit £2,880

EPC B84 | Council tax band F (East Suffolk)

Arranged over four floors, this beautifully presented home offers spacious and versatile accommodation, thoughtfully designed to maximise both space and the wonderful riverside setting.

Upon entering the property, the ground floor comprises an integral garage, a separate utility room fitted with a range of base units and a convenient cloakroom.

The first floor opens into a spacious and welcoming hallway, leading through to the impressive open-plan kitchen, dining and living space. The stylish kitchen features elegant cream shaker-style cabinetry, dark grey quartz work surfaces and a range of integrated NEFF appliances, creating a contemporary yet timeless finish. The generous living and dining area provides an ideal space for both everyday living and entertaining, with French doors opening onto a substantial balcony, where far-reaching views across the River Deben can be enjoyed.

The second floor offers a luxurious principal bedroom, complete with an en-suite shower room and its own private balcony, providing another wonderful vantage point from which to appreciate the riverside surroundings. A further spacious double bedroom and a modern family bathroom complete this floor.

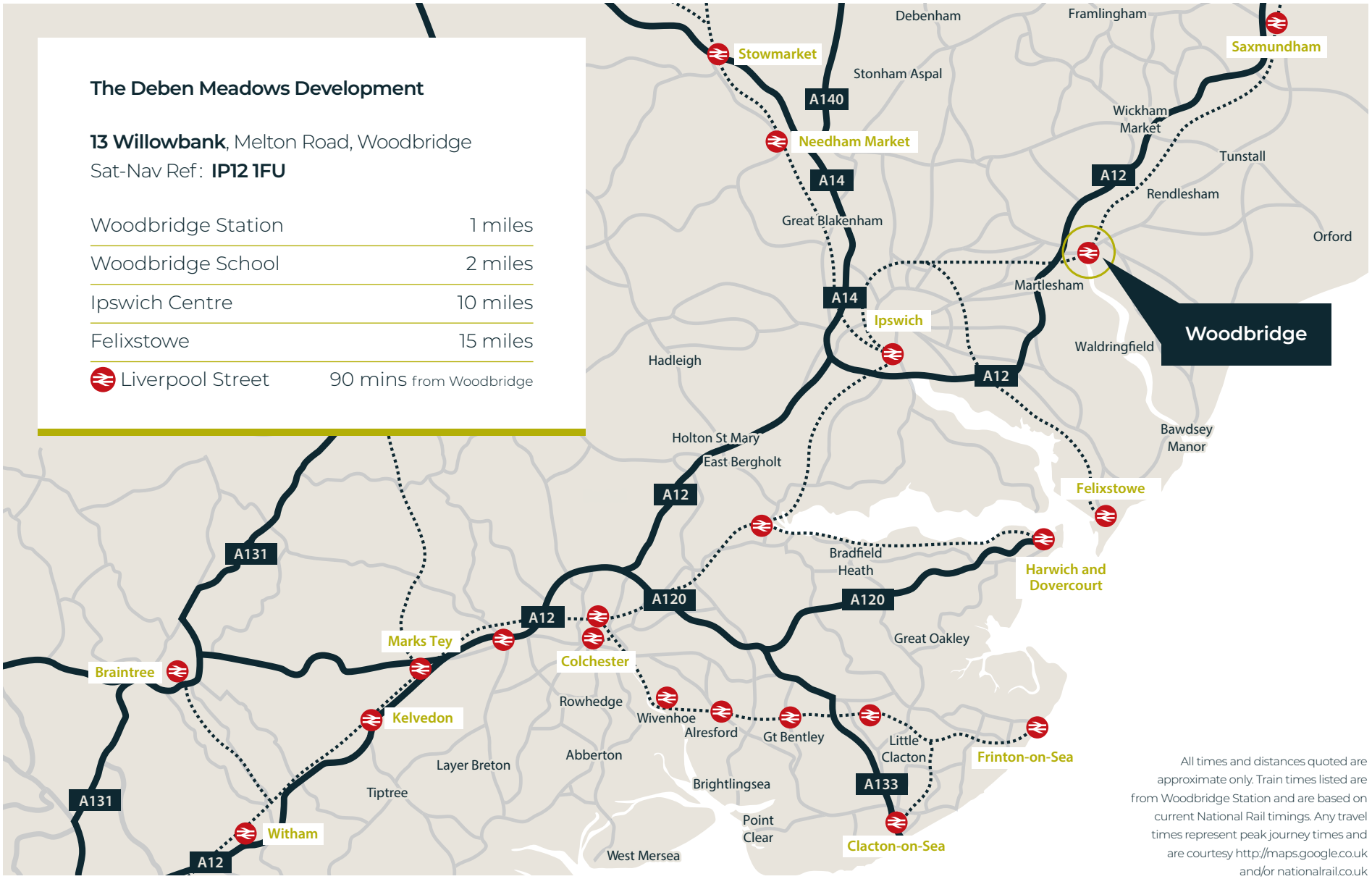
The third floor provides two additional well-proportioned double bedrooms, together with a contemporary shower room, making this an ideal home for families and those requiring flexible additional accommodation.

Throughout, the property has been finished to an excellent standard, with attractive hard flooring to the kitchen, bathrooms and utility room, complemented by soft grey carpeting to the hallways, stairs and bedrooms.

The Deben Meadows Development

13 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





Outside

To the front, a brick-paved driveway provides off-road parking for two to three vehicles, in addition to the integral garage. The enclosed rear garden is predominantly laid to lawn and features a paved patio, offering an attractive space for outdoor dining and relaxation. Further enhancing the property's appeal are the generous decked balconies accessed from both the main living accommodation and principal bedroom, providing exceptional spaces to enjoy the beautiful River Deben outlook.

Location

Deben Meadows is an attractive and highly regarded development situated in the riverside village of Melton, adjoining the River Deben and just a short distance from the popular market town of Woodbridge.

Woodbridge is renowned for its charming character, vibrant town centre and excellent selection of independent shops, boutiques, cafés and popular restaurants. The town also offers a good choice of educational facilities, including several well-regarded primary schools and Woodbridge School, alongside Farlingaye High School, which has been rated 'Good' by Ofsted.

For commuters, Woodbridge railway station provides connections to Ipswich, with onward services to London and beyond. The nearby A12 also offers convenient road links to the surrounding towns and further afield.

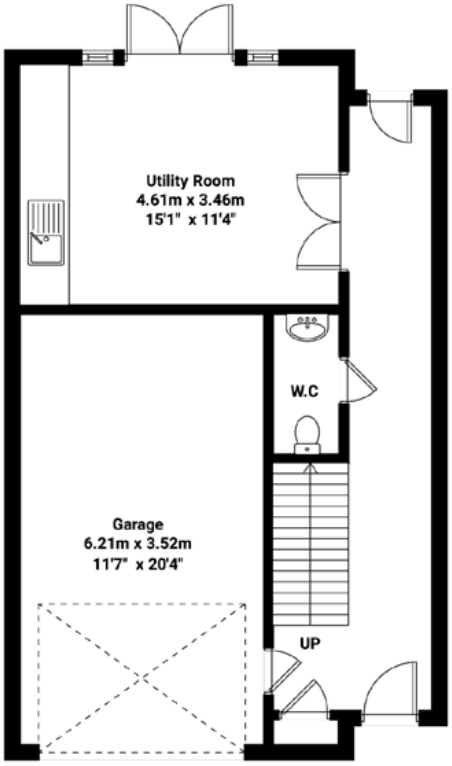
An exceptional opportunity to rent a beautifully appointed family home in a desirable riverside setting, combining contemporary luxury, generous accommodation and captivating views across the River Deben.



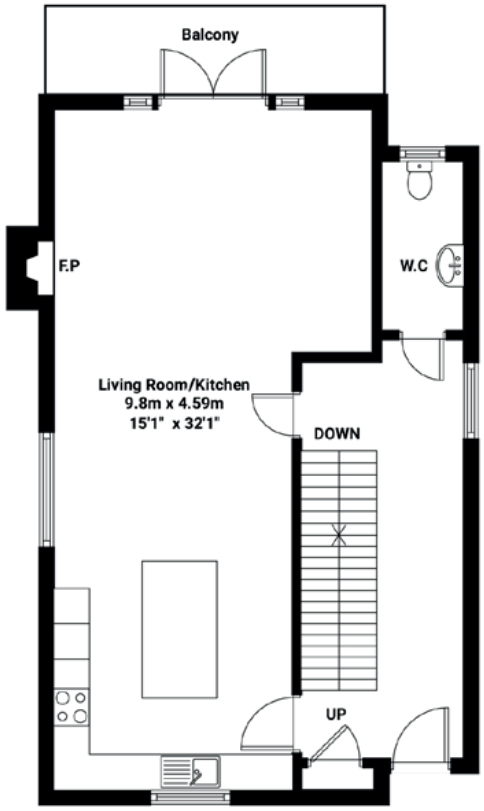




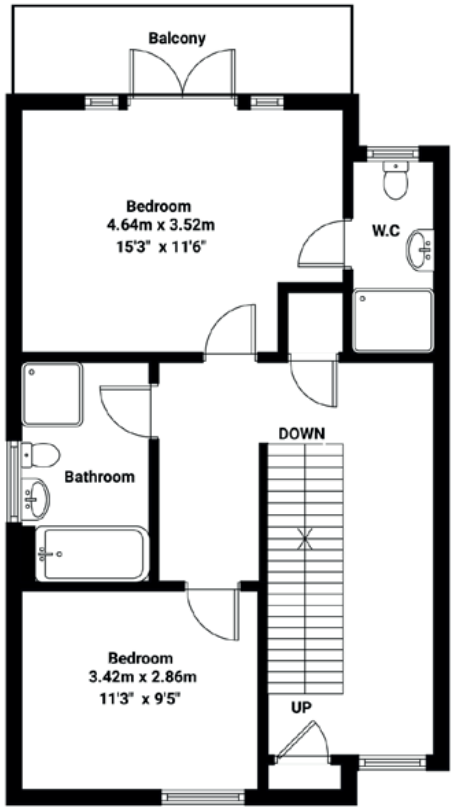




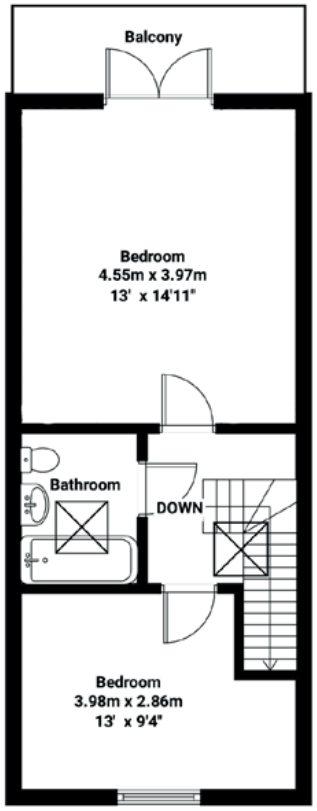
Ground Floor



First Floor



Second Floor



Third Floor

Total Approximate Floor Area: 2167 SqFt (202 Sqm)

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

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PRIMAL



Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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.