

A superb three bedrooms semi-detached house offered furnished within walking distance of the town centre.



RENT

£1,750 PCM

Ref: R2598

Address

Burgh House
3 Drybridge Hill
Woodbridge
IP12 4HB



Entrance hall, sitting room, dining room, kitchen and ground floor wet room.

Three first floor bedrooms and family bathroom

Driveway parking, front and rear gardens with spacious summer house.

To let furnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Burgh House will be found along Drybridge Lane which is close to the Market Hill. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants.

Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits 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 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

The Accommodation

Entrance hall

The property is approached via a partially glazed front door opening into a welcoming entrance hall, featuring a double-panel radiator, useful understairs storage cupboard and doors leading to the principal reception rooms and ground floor wet room.

Sitting Room 12'11" x 13'6" (3.94m x 4.11m)

A bright and inviting reception room enjoying a pleasant outlook over the front garden and driveway through a bay window. The room features an attractive inset fireplace with a small wood-burning stove, wall-mounted lighting and window coverings including blinds and shutters. Glazed internal doors provide access to the dining room.

Dining Room 11'4" x 11'6" (3.45m x 3.51m)

A spacious and versatile dining room featuring an ornate fireplace and radiator. Half-glazed French doors open directly onto the raised veranda, creating a lovely connection between the indoor and outdoor entertaining spaces.

Kitchen 9'8" x 13'6" max (2.95m x 4.11m max)

A well-equipped kitchen fitted with a range of base and wall-mounted units complemented by attractive wooden work surfaces and tiled splashbacks. Features include an inset sink with mixer tap, electric oven and hob with extractor fan over, integrated dishwasher and a useful breakfast bar with seating area and shelving above. Dual-aspect windows provide good natural light, while a rear door gives direct access to the garden. Further appliances include a freestanding fridge freezer, washing machine and microwave.

Ground Floor Wet Room

A practical and well-appointed wet room fitted with a Mira shower incorporating both rainfall and handheld shower facilities, complemented by a tiled surround. There is also a low-level flush WC, pedestal wash hand basin with mirror over, shaving socket and heated towel rail, together with a further radiator. Dual-aspect windows provide natural light and ventilation, with an extractor fan also fitted.

Stairs and Landing

The staircase leads to the first-floor landing, where there is a built-in cupboard housing the gas combination boiler, along with access to the airing cupboard and a radiator.

First Floor

Bedroom One 11'6" x 10'0" (3.51m x 3.05m)

A well-proportioned bedroom with a window overlooking the rear elevation. The room benefits from built-in wardrobes with hanging rails and drawers, a further wall-mounted hanging rail and radiator.

Bedroom Two 11'4" x 11'6"(3.45m x 3.51m)

A spacious double bedroom featuring a bay window overlooking the front elevation. The room benefits from fitted shutters, an ornate fireplace and radiator.

Bedroom Three 7'11" x 7'1" (2.41m x 2.16m)

A well-planned single bedroom designed to maximise the available space, with built-in shelving, a dedicated desk area, window overlooking the front elevation and radiator.

Family Bathroom

A beautifully appointed bathroom comprising a freestanding roll-top bath, pedestal wash hand basin and WC with high-level flush. The room features a tiled splashback and surround, glazed window with shutters, wall lighting and radiator.

Outside

The front of the property is approached via a driveway leading to a parking area providing space for two vehicles. The front garden is enclosed by a brick surround and features a variety of mature shrubs and established plants.

Side access leads to the rear garden, which is a wonderful enclosed courtyard featuring a veranda and a large workshop/gym, providing excellent additional space for work, hobbies or leisure.

Summer House 15'4" x 11'5" (4.67m x 3.48m)

A versatile wooden-built summer house offering excellent additional accommodation, ideal for use as a home office, gym, hobby room or leisure space. The room benefits from dual-aspect windows providing plenty of natural light, a wall-mounted electric heater, BT point and inset spotlights.

Viewing Strictly by appointment with the agent.

Services Mains water, sewerage and electricity connected. 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 Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating D (Copy available from the agents upon request).

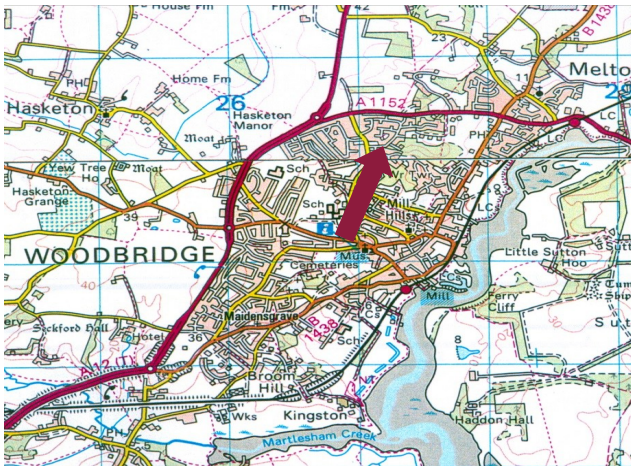
Council Tax Band C £2,151.57 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		



Directions

At the roundabout on the A12 from Martlesham, take the 2nd exit onto Ipswich Road/B1438. Straight over the mini-roundabout remaining on Ipswich Road. Turn left onto Old Barrack Road. Continue onto Drybridge Hill where the property will be found on the right hand side.

For those using the What3Words app:

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