

*A well-presented three bedroom semi-detached house within the popular The Debenside development close to the centre of the village and railway station.*

Guide Price  
£295,000 Freehold  
Ref: P7010/J

11 The Debenside  
Melton  
Woodbridge  
Suffolk  
IP12 1SR



Entrance hall, 20' L-shaped sitting & dining room, kitchen/breakfast room and cloakroom.

Three bedrooms and shower room.

Driveway/parking area.

Hard landscaped gardens to the front and rear.

Contact Us



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## 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.

The village is also home to Riduna Park; a high priority commercial development that includes East Suffolk Council's office and Honey & Harvey. 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.

## Description

Believed to date from the late 1980s, 11 The Debenside is a light and spacious three bedroom semi-detached house that is well located for the centre of the village and railway station.

In all, the accommodation extends to just over 1,000 square feet and comprises an entrance hall, large open-plan L-shaped sitting and dining room, kitchen/breakfast room and recently refurbished cloakroom. On the first floor there are two double bedrooms, a single bedroom that could also be utilised as a study and a shower room.

Outside there are hard landscaped gardens to the front and rear which include a number of mature shrubs and trees, together with an offset driveway/parking area that is sufficiently large enough for two vehicles.





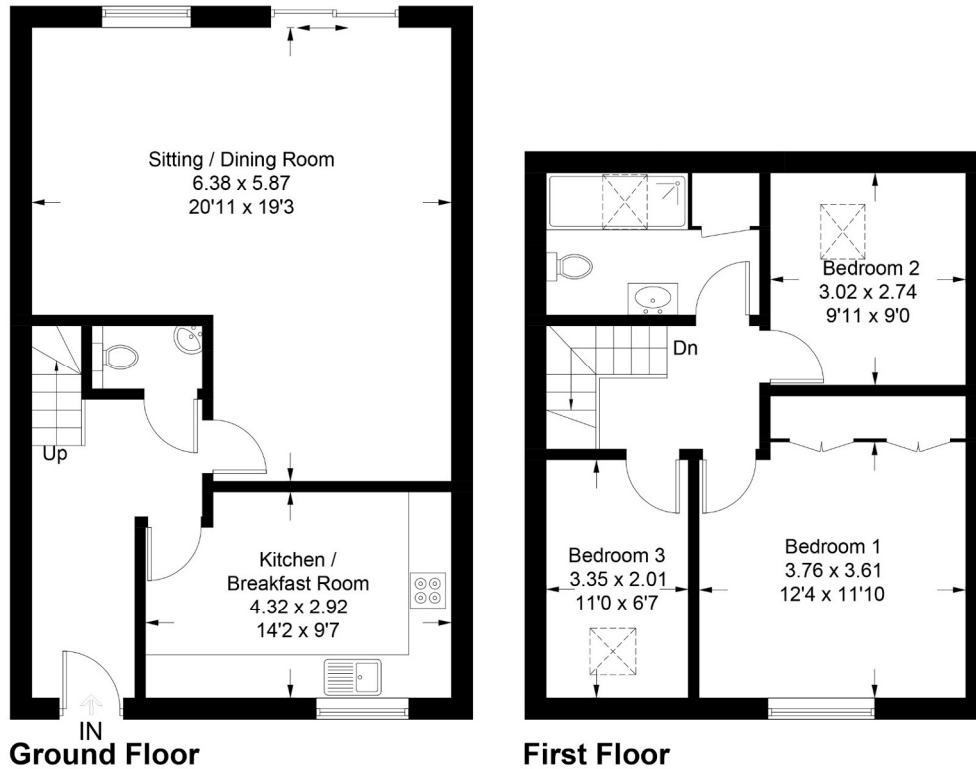






# 11 The Debenside, Melton

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage connected. Gas-fired boiler serving the central heating and hot water systems.

**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 = C (Copy available from the agents upon request).

**Council Tax** Band C; £1,955.30 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

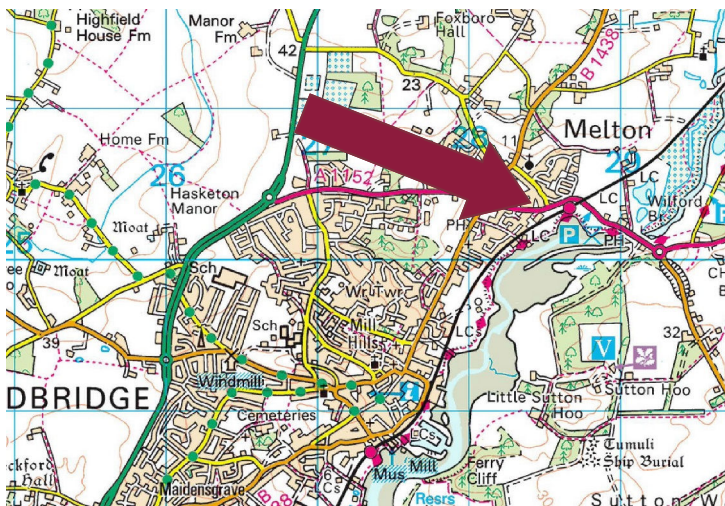
## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Pictures taken on 2023 prior to recent tenancy commencement.

**September 2025**



## 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 Deben Side and the property will be found to the rear of the development on the left hand side.

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