

A unique opportunity to rent a newly built, spacious and beautifully presented three bedroom detached property enjoying a delightful rural position on the outskirts of Stradbroke

Rent £1,100 p.c.m
Ref: R2024/H

2 Horham View
Valley Farm
Stradbroke
Suffolk
IP21 5NU



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

Contact Us



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Location

2 Horham View is situated in a delightful rural position, on a small bespoke development conveniently located on the edge of the village of Stradbroke.

Stradbroke offers a good range of local shops and services including a bakery, a butchers, two dining pubs, a medical centre, village hall, children's play areas, hairdressing salon, library, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, football clubs and bowls club.

The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10½ miles to the north-east and from here there are direct trains to Norwich and London's Liverpool Street station. The historic market town of Framlingham with its medieval castle is approximately 9½ miles, offering further shops and services. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 20 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 25 miles to the north.

The Accommodation

Ground Floor

Entering through a partially glazed door into

Entrance Hallway

With two fitted storage cupboards, one housing the boiler and one with space and plumbing for washing machine. Hatch to attic and doors leading off to

Main Living Area 22'3 x 26'1 (max) 6.8m x 8m

North, South and West. L-shaped room fitted with a good range of base and eye level kitchen units with work surface over inset with a one and a half bowl stainless steel sink. Integrated double electric oven with induction hob over and extractor hood above. Integrated slimline dishwasher, fridge and freezer. Good size sitting area with brick fireplace housing a multi-fuel stove. Windows overlooking the side and rear and bi-fold doors leading out to the terrace.



Doors off the entrance hallway lead to an inner hallway with an open archway into the

Master Bedroom 10'3 x 10'4 (3.1m x 3.15m)

South and West. A good size double bedroom, part divided, with large window to the side and further window with views towards the adjoining farmland. A door leads to the

En-suite Shower Room

Fitted with large shower cubicle, wash hand basin with vanity cupboard below and low flush WC. Heated towel rail.

Further doors off the main hallway lead to

Bedroom Two 11'10 x 10'3 (3.6m x 3.1m)

South. A good size double bedroom with large window providing views of the adjoining farmland.

Bedroom Three 12'8 x 7'4 (3.9m x 2.2m)

North. A further double or excellent size single bedroom with window to the front.

Bathroom

Fitted with low flush WC, wash hand basin with vanity cupboard below and bath with separate shower above. Heated towel rail.

Outside

2 Horham View is situated in an excellent rural position on the outskirts of Stradbroke and accessed via the main drive to Valley Farm with a block paved parking area. The property is surrounded on all side by paved pathways and from the main living area, Bi-fold doors lead out to the terrace, with steps to the garden beyond. The garden will be laid to grass and with wonderful views of the surrounding countryside.

Important Note: Additional nearby garaging will be available by separate negotiation with the Landlord/Agent.



Services Mains electricity and water connected. Oil fired underfloor heating. Private drainage.

Council Tax Awaiting assessment.

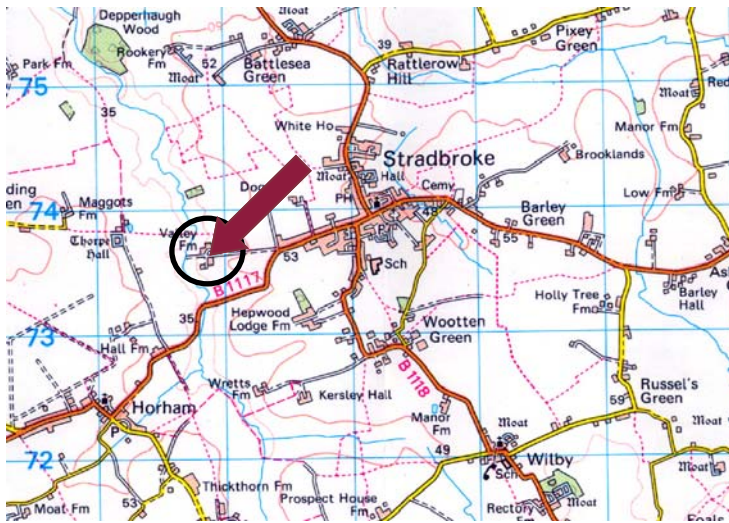
Local Authority Mid Suffolk District Council.

Viewing Strictly by appointment with the agent.

Covid-19 – No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

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.

May 2021



Directions

From Framlingham, head north along the B1116 into the village of Dennington. At the T junction with the A1120, turn right and then almost immediately left back onto the B1116. Continue on this road for approximately five miles (it then becomes the B1117 - do not turn right towards Fressingfield and Harleston) and you will enter Stradbroke. Continue through the village towards Horham and the driveway to Valley Farm and Horham View Barns is situated on the right hand side. Follow the drive and bear left into Horham View Barns.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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