

Ladywood Lodge, Nacton, Ipswich, IP10 0JA



To Let
Unfurnished
£1,400 pcm

4 bedrooms
1 reception room
2 bathrooms



This newly extended and refurbished four bedroom detached lodge is located in a rural position in the village of Nacton, with ample off road driveway parking and a wrap around garden with field views.

Some details

This newly extended and refurbished four bedroom detached house is located in the rural village of Nacton, and has driveway parking and a wrap around garden with field views. The property begins with a hallway leading to the two downstairs bedrooms and shower room to one side. To the other side to the front is the lounge, there is a separate kitchen/diner to the rear with double doors leading to the patio area. There is also a utility room and boot room on the ground floor which then leads through to the back door. Upstairs the property has two further double bedrooms and a bathroom.

Lounge

12' 00" x 12' 00" (3.66m x 3.66m)

The lounge is to the front of the property and is dual aspect.

Kitchen/dining room

14' 03" x 9' 04" (4.34m x 2.84m)

The kitchen/diner to the rear of the property has a kitchen area to the far side with electric hob and oven, dishwasher and cupboard and worktop space. There is access to the patio area via double doors from the side of the kitchen/diner.

Utility room

9' 01" x 7' 08" (2.77m x 2.34m)

The utility room has worktop space and cupboards as well as space and plumbing for appliances.

Boot Room

6' 05" x 3' 08" (1.96m x 1.12m)

The boot room is accessed from the utility room and then leads out through the back door.

Hallway

11' 02" x 7' 09" (3.4m x 2.36m)

The entrance hallway has stairs leading upstairs and access to all the reception rooms, there is a corridor to the right hand side which has access to the two downstairs bedrooms and shower room.

Bathroom

8' 01" x 3' 08" (2.46m x 1.12m)

The downstairs shower room has a walk in shower, basin and W/C.

Bedroom three

13' 10" x 10' 06" (4.22m x 3.2m)

Bedroom three is downstairs to the front of the property and has a window to the front.

Bedroom four

9' 08" x 7' 04" (2.95m x 2.24m)

Bedroom four is downstairs and has a window to the rear.

Landing

11' 08" x 10' 06" (3.56m x 3.2m)

The landing is off good size suitable for a home office space and has access to both bedrooms and the bathroom.

Bedroom one

12' 00" x 10' 11" (3.66m x 3.33m)

Bedroom one is upstairs to the front of the property and is of dual aspect.

Bedroom two

17' 00" x 8' 10" (5.18m x 2.69m)

Bedroom two is upstairs and has a window to the rear and in the side in the roof.

Bathroom

8' 10" x 7' 03" (2.69m x 2.21m)

The upstairs bathroom has a three piece suite comprising of bath with shower over, W/C and hand wash basin as well as a heated towel rail.

Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1615.38

Availability: Immediately

No Pets

Non Smokers

Holding Deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

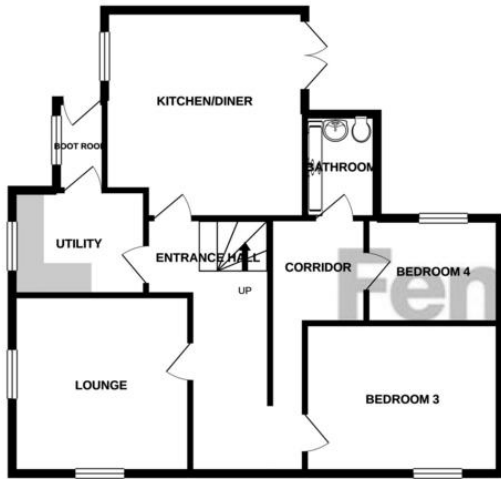
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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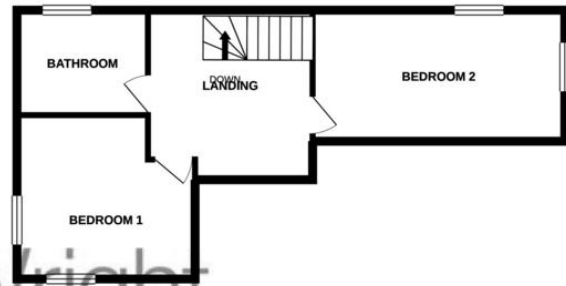
Viewing

To make an appointment to view this property please call us on 01473 417711.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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