

*A beautifully presented and newly refurbished one bedroom cottage situated in a quiet rural position within the hamlet of Brockford*

Rent £875 p.c.m  
Ref: R2117W

4 Shrublands Cottages  
Brockford Green  
Wetheringsett Cum  
Brockford  
Suffolk  
IP14 5NN



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

4 Shrublands Cottages is situated in the delightful hamlet of Brockford Green in an accessible location a short distance from the A140. There is easy access from the property to Stowmarket, Debenham and Eye, all of which benefit from excellent facilities. The county town of Ipswich is 15 miles away and here there are a variety of national shops and businesses, as well as sporting facilities.

## The Accommodation

Entering through a solid wooden front door into

*Sitting Room* 16'8 x 11'6 (5.12m x 3.53m)

West. A charming and spacious room with large original feature fireplace with wooden beam and housing an electric coal effect stove. Window overlooking the front garden. Storage heater. TV aerial socket and stairs off to the First Floor.

A door leads through to the

*Kitchen/Breakfast Room* 17'11 x 11 (5.21m x 3.35m) (max)

North and East. A spacious and light room part divided by an open archway and fitted with a good range of base and eye level kitchen units with formica work surface over, inset with a single bowl single drainer stainless steel sink. Space and wiring for electric cooker with extractor hood above. Space and plumbing for washing machine. Space for small breakfast table and chairs. Storage heater and electric panel heater. TV aerial socket.

A partially glazed door leads to the rear porch with door giving access to the rear garden.

Further doors lead off to

*Storage Room* 6'6 x 3'9 (2.01m x 1.18m)

A useful space for additional storage and door giving access to the understairs cupboard.



*Office/Guest Room* 10'6 x 4'9 (3.23m x 1.49m)

A small but useful room which would make a good size office but could also provide a space for a single bed. Electric panel heater and window to the front.

## Inner Lobby

With access to the Airing Cupboard housing the hot water tank and further door off to

### *Bathroom*

Fitted with low flush WC, pedestal wash basin and plastic panel bath with mixer tap and handheld shower attachment, with separate Mira shower above and glass shower screen. Heated towel rail. Fan heater and extractor fan.

Stairs from the Sitting Room lead up to the

### **First Floor**

#### *Main Bedroom* 16'6 x 16'8 (5.05m x 5.12m)

North. A superb light and spacious room with high ceilings and with window overlooking the rear garden and farmland beyond. Electric panel heater.

### **Outside**

The property is situated in a superb rural village location and accessed directly off a minor public road. To the front of the property there is a generous shingle driveway providing ample parking. A pathway leads up to the front door and continues around to the rear of the property. To the side and rear there is a good size garden laid to grass, partially edged by hedgerows and with a newly erected post and rail fence. There is a small shingle seating area and garden shed.



*Services* Mains water, drainage, and electricity connected. Electric heating.

*Council Tax* Band B; £1,471.90 payable 2022/2023

*Local Authority* Babergh Mid Suffolk Council.

*Viewing* Strictly by appointment with the agent.

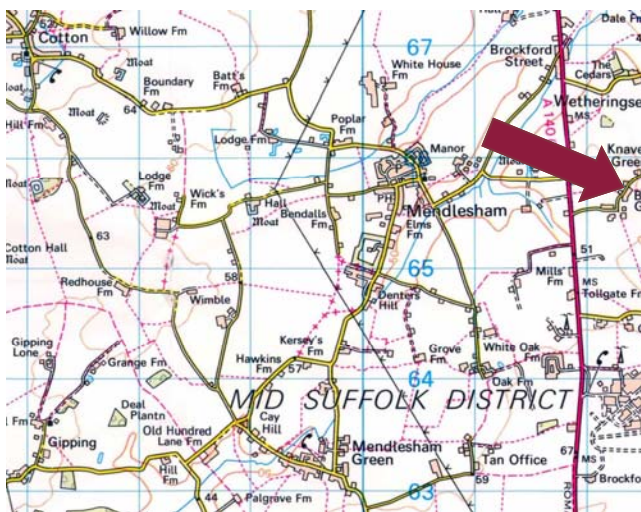
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**June 2022**

**Directions**

Heading north along the A140 take the right hand turning signposted to Brockford Green. Continue for approximately half a mile and the property will be found on the right hand side as identified by a Clarke and Simpson 'To Let' board.

For those using the What3Words app: /// scorpions.trim.loud



Score	Energy rating	Current	Potential
92+	A		102   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



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