

Mill Road, Badingham, Woodbridge, IP13 8LF



5 bedrooms
3 reception rooms
3 bathrooms

To Let
Unfurnished
£2,200 pcm



Some details

A substantial and well-presented five bedroom family home situated within a peaceful setting abutting fields. The home offers versatile accommodation across two floors including an entrance hall, two reception rooms, cloakroom and impressive kitchen/dining/family room, a galleried landing, master with en-suite and dressing room, bedroom two with en-suite, three further bedrooms and family bathroom.

As you enter the home you are welcomed into a light and airy entrance hall with doors leading to all principal rooms. The sitting room enjoys a double aspect with double doors to the garden and a fireplace. A second reception room overlooks the rear and is ideal for a dining room or study. The kitchen/dining/family room is the heart of the home enjoying a refitted Italian kitchen with a range of Mocha shaker units with worktops above, two integrated ovens, induction hob, dishwasher, washing machine and an American fridge/freezer. There is room for a dining table and additional seating, side access to the garage and doors to the garden.

Upstairs is the impressive galleried landing with access to the first floor accommodation and also provides space for a desk to create a study area. The master bedroom suite has fitted wardrobes, a walk-in dressing room and an en-suite bathroom which comprising a panelled bath, shower, wc and a vanity unit with wash basin. Bedroom two also benefits from an en-suite shower room with shower, vanity unit housing sink and wc. There are three further bedrooms and a family bathroom comprising a panelled bath, shower cubicle, vanity unit and wash basin. Three of the bedrooms enjoy breathtaking views across the open fields the rear.

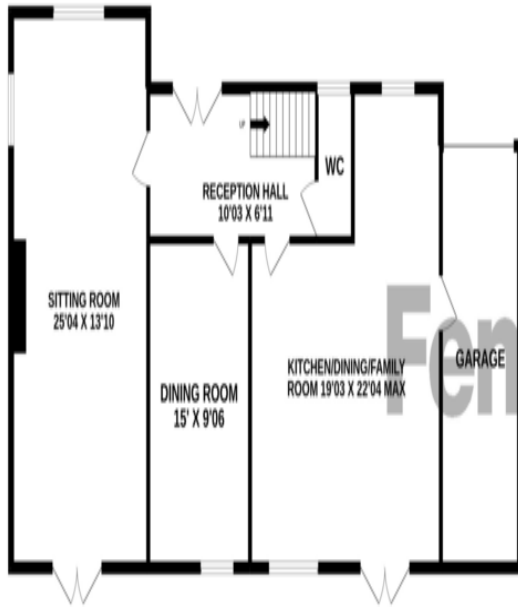
Outside

Longlea is approached by a drive which gives right of way access to a neighbouring piece of land. There is parking for ample cars and a garage. A generous sized lawn is situated to the front and side of the home whilst a further private garden is situated to the rear enjoying outstanding views across open fields.

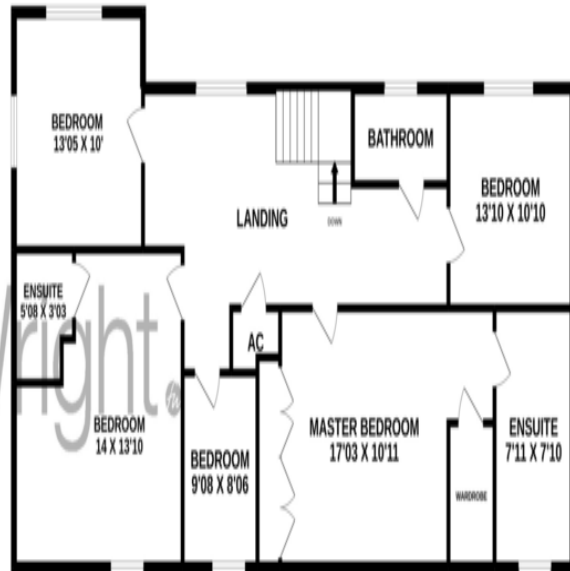


A substantial and well presented five bedroom detached family home situated within a peaceful setting in the village of Badingham four miles from Framlingham sitting in a nice sized plot abutting fields.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Woodbridge office proceed along Quayside which leads into Lime Kiln Quay Road. At the traffic lights turn right and continue along onto Melton Road. At the traffic lights just after the Coach & Horses public house, turn left onto the A1152. Continue northwards on A12 for 5 miles and take the exit to Framlingham, B1116. Follow the road into Framlingham, turning right just after Framlingham DIY, on to Fore Street, B1119. At the top of the hill follow the road round a right hand bend, taking the road on the left, B1120, Badingham Road. Continue for 3 miles until the junction with the A1120 - turn right. Turn left in to the village at the White Horse public house and right into Mill Road where the property will be found on the right hand side





Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £2538.46

Availability: Immediately

Council tax band: G

EPC rating: D

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 01394 382263.

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Consumer Protection Regulations 2008

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Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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