



Grier & Partners



HENS CROFT, 14 BLACK BARN CLOSE, LOWER  
SOMERSHAM, IP8 4PX  
RENT £1,450 PCM





### **INTRODUCTION**

A beautifully presented three bedroom property located in the popular and community lead village of Lower Somersham.

### **INFORMATION**

Positioned to the north west of Ipswich and south of Needham market, with access to the A14 and A12. The village has its own set of amenities with a village shop, public house/restaurant, garage and village hall along with a primary school.

Approximately five miles away is the neighbouring town of Ipswich which provides mainline railway station with direct links to London Liverpool Street.

### **TERMS**

Rent exclusive of all utilities and council tax.

Deposit £1,673.07 (5x weeks rent) held with the DPS

Fixed 12 month Assured Shorthold Tenancy.

Holding fee £334.61

Pets Considered

No Smoking

References Required

EPC C



## THE ACCOMODATION INCLUDES

on the first floor:

### BEDROOM ONE

17' 05" x 10' 07" (5.31m x 3.23m) With extra area housing fitted wardrobes. Two triple windows to the rear looking out over the garden and fields beyond. Two radiators and door to ensuite. Newly laid carpets.

### ENSUITE

Large shower, WC, Basin, Radiator and glazed window to the side. Tiled Flooring.

### BEDROOM TWO

14' 04" x 11' 05" (4.37m x 3.48m) Window to front and side with plantation shutters. Radiator. Newly laid carpets.

### BEDROOM THREE

11' 03" x 8' 06" (3.43m x 2.59m) Window to front with plantation shutters. Radiator. Newly laid carpets.

### BATHROOM

8' 08" x 5' 07" (2.64m x 1.7m) Bath with wood panels and mixer shower attachment. WC, Basin, Heated Towel Rail. Glazed window to side. Tiled Flooring.

### LANDING

Window to front. Loft hatch. Radiator.

Doors to airing cupboard; Bedrooms 1/2/3; Family bathroom.

Stairs to ground floor. Newly laid carpets.

### GROUND FLOOR ENTRANCE HALL

Entrance into hallway, two storage cupboards, doors to cloakroom, study, kitchen and sitting room. Newly laid carpets.

### CLOAKROOM

WC & Basin. Vinyl wood effect flooring.

### SITTING ROOM

25' 06" x 12' 11" (7.77m x 3.94m) Window to front with plantation blinds, Patio doors to rear garden, Feature wood burning stove with tiled hearth, radiator, and open plan to kitchen. Newly laid carpets.





#### **KITCHEN**

14' 03" x 10' 06" (4.34m x 3.2m) Window to rear overlooking the garden, Range of wall and base units, stainless steel sink & drainer, Integrated dishwasher & fridge freezer, inset gas hob and electric oven. Tiled flooring, door to Utility.

#### **UTILITY ROOM**

8' 03" x 4' 08" (2.51m x 1.42m) Range of wall and base units with space & plumbing for washing machine and tumble dryer, side access door to driveway, Wall mounted boiler, radiator, tiled flooring.



#### **STUDY**

9' 01" x 7' 07" (2.77m x 2.31m) Window to front with plantation blinds, radiator. Newly laid carpets.

#### **OUTSIDE:**

##### **TO THE FRONT**

driveway to side of the property with double wooden gates to carport. Established flower boarder to front.

##### **TO THE REAR**

Carport looking out into rear garden , patio with access to side shed, laid to lawn with flower borders and gate to fields behind.





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