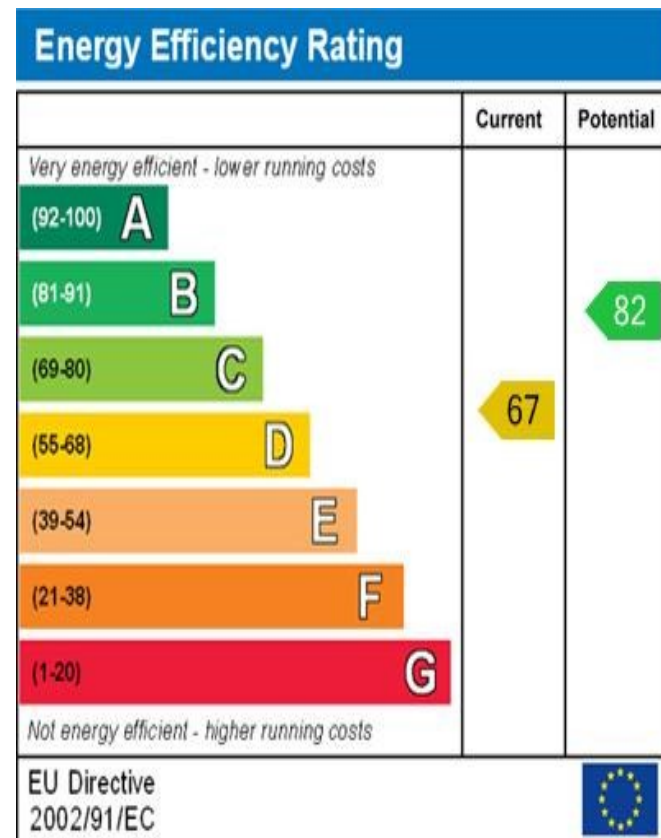


Directions

From Framlingham take the B1116 Dennington Road and at the junction with the A1120, turn right and then immediately left continuing towards Laxfield. After about 3 miles, take the first turning right, where signposted to Laxfield. Continue into the village passing the primary school on your left. At the T-junction by the war memorial turn right. Take the first left turn into The Orchards. Continue into the cul-de-sac where number 18 will be found on the right hand side.

What3words // encodes. Topic.reminder



A well presented three bedroom semi-detached property situated in the centre of the popular village of Laxfield

Rent £925 p.c.m
Ref: R2044/F

18 The Orchards
Laxfield
Woodbridge
Suffolk
IP13 8EE



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

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

Contact Us

Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property will be found at the entrance to The Orchards; a small cul-de-sac located in the heart of the popular and well regarded village of Laxfield. Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

The Accommodation

Ground Floor

A part glazed front door opens into the

Entrance Lobby

With part glazed wooden door opening into the

Entrance Hall

With glazed door through to the Sitting Room, radiator, telephone point and door off to

Utility/Boot Room 8'8 x 6'3 (2.64m x 1.9m)

West. An extremely useful, multi-functional room with window to the front. Fitted with a range of base and eye level units with worksurface over inset with a porcelain sink with mixer tap and drainer. Recess for undercounter fridge and washing machine. A door through to

Cloakroom

Fitted with low flush WC and pedestal wash basin. Radiator and extractor fan.

Sitting Room 20'6 x 12'11 (6.25m x 3.94m)

East. A delightful and spacious reception room with window to the rear overlooking the garden. Central fireplace with woodburning stove set on a tiled hearth with wood surround. Stairs off to the first floor with understairs storage cupboard. Radiator, TV point and glazed door through to the

Kitchen/Dining Room 19'7 x 9'4 (5.97m x 2.84m)

North, East and West. An extremely light room with windows on three elevations overlooking the garden. Fitted with a good range of base and eye level kitchen units with woodblock worksurface over incorporating a breakfast bar together with butler style sink. Rangemaster cooker with extractor hood over. Integrated dishwasher and larder fridge. Radiator. Part glazed door providing access to the garden and patio doors.



Stairs from the Sitting Room lead up to the

First Floor

Landing

With doors off to

Bedroom One 11'2 x 9'6 (3.4m x 2.9m)

West. A good size double bedroom with large window to the front overlooking the garden. Radiator, TV point and door through to

En-suite Bathroom

Fitted with suite comprising freestanding roll-top bath with centre mixer tap, fully tiled shower enclosure, pedestal wash basin and low flush WC. Velux window light, extractor fan and heated towel rail.

Bedroom Two 13' x 10' (3.96m x 3.05m)

East. A double bedroom with fitted wardrobe and cupboards, window to the rear and radiator.

Bedroom Three 10'3 x 7'1 (3.12m x 2.16m)

West. A single bedroom with radiator and doors to the **Airing Cupboard** fitted with shelving.

Shower Room

Fitted with low flush WC and pedestal wash basin. Walk-in shower cubicle with Aquas contemporary mixer shower with separate rainwater head. Recess with fitted shelving, tiled flooring and heated towel rail.

Outside

The property is set back from the road and approached to the front via a gate opening onto an Indian sandstone courtyard. The property benefits from a good size garden to the side which comprises a patio area, that can be accessed directly from the Dining Room, together with areas laid to lawn. There is also a paved pathway linking the rear gate with the Kitchen door, and connecting with the garage and workshop, as well as a second patio area to the rear. There are a number of well stocked borders containing a variety of flowers, shrubs and trees. Beside the garden is the driveway and **single garage**, with electric roller shutter door and personnel door providing access to the **workshop (13' x 6'7)** with power and light connected.



Services Mains electricity, water and drainage connected.

Oil fired central heating.

Council Tax Band C, £1,749.08 payable 2022/23

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 2022