

*A unique opportunity to rent a three bedroom detached bungalow situated in a magnificent position with views over the River Deben towards Woodbridge*

Rent £1,400 pcm  
Ref: R2412

Hill Farm Bungalow  
Waldringfield Road  
Martlesham  
Suffolk  
IP12 4PH



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

Hill Farm Bungalow is situated in a magnificent and convenient position on the outskirts of the village of Martlesham from where there are stunning views over farmland, a reservoir and along the River Deben towards Woodbridge.

The property is situated just a mile from the desirable river side village of Waldringfield. Waldringfield is a popular riverside village, the main focus centred around the boatyard, quays, Maybush Public House and the busy sailing club which are all within easy walking distance of the property. The village also has a primary school and a Church and is about eight miles east of the county town of Ipswich.

Woodbridge, some four miles to the north and also on the same west bank of the river Deben is a popular market town and sailing centre offering a comprehensive range of shops meeting all day to day needs. Martlesham New Village is only about three miles away with useful shops in the square close to the large central Green and with retail outlets including a Tesco Supermarket, M & S Food and Next clothes store in the adjoining retail park. The County Town of Ipswich is situated just eight miles to the west where there are regular trains to London Liverpool Street with the journey time taking just over one hour.

## The Accommodation

The property has recently been updated and improved to include new internal doors, flooring, internal decoration, new bathroom suite and improvements to the conservatory.

Entering through partially glazed UPVC door into

### *Entrance Hallway*

With two double panel radiators, smoke detector, hatch to attic and doors leading to the

### *Sitting Room* 12'8 x 10'9 (max) (3.86m x 3.27m)

A light room with wonderful views towards the River Deben and Woodbridge. Double panel radiator, central open fireplace with tiled hearth and door leading through to the

### *Conservatory* 11'4 x 11'4 (3.45m x 3.45m)

A superb addition to the house providing stunning dual aspect views towards the reservoir and River Deben beyond. Double panel radiator. Double doors give access to side rear garden.

### *Kitchen Dining Room* 21'11 x 20'7 (6.43m x 6.30m)

Fitted with a range of base kitchen units with worksurface over inset with one and a half bowl stainless steel sink with mixer taps over. Electric oven with extractor hood over. Pantry cupboard fitted with wooden shelving and a further storage cupboard housing the electricity meter and fuse board. A door leads back through to the hallway. A light room with double panel radiator, wall mounted wooden shelf and with views over the rear of the property and farmland beyond.

A door off leads to:

### *Rear Lobby*

With double panel radiator, wooden batten with coat hooks and door giving access to the rear of the property and decking area.

### *Utility Area*

Space and plumbing for washing machine, Grant oil fired boiler and double panel radiator.

## *WC*

With low flush WC, wall mounted wash hand basin and double panel radiator.

Further doors off the entrance hallway lead through to the

## *Bedroom One* 13'11 x 11'8 (4.24m x 3.55m)

A good size double bedroom with double panel radiator, TV aerial lead in and delightful views over the rear of the property and farmland beyond.

## *Bedroom Two* 8'8 x 9'10 (2.64m x 2.99m)

A further double bedroom with double panel radiator and views to the side of the property.

## *Bedroom Three* 13'7 x 9'10 (4.14m x 2.99m)

South East. With double panel radiator and overlooking the side of the property and farmland beyond.

## *Airing Cupboard*

With fully lagged hot water tank and partially slatted wooden shelves.

## *Bathroom*

A new white suite comprising of a bath with overhead shower and glass screen, pedestal wash hand basin, low level flush WC. Extractor fan



## **Outside**

The property is accessed via a long private driveway, which in turn gives access to a separate driveway up to the property. To the front of the property, there is parking for at least two cars. The garden surrounds the property on all sides and is mainly laid to grass with a small decking area located at the rear. The garden enjoys the most magnificent views over a reservoir, the River Deben and Woodbridge beyond.

*Services* Mains electricity and shared private water and sewerage. Oil **fi**red central heating.

*Council Tax* Band D, £2102.92 payable 2024/2025

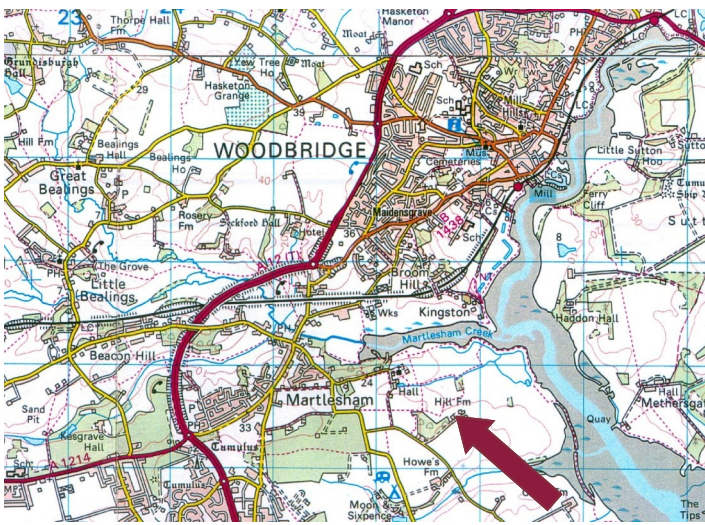
*Local Authority* East Suffolk Council

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

**April 2024**



## Directions

Heading South on the A12 towards Ipswich passing Seckford Hall on your right, take the first exit at the roundabout signed posted Martlesham and Woodbridge. At the mini-roundabout take the second exit towards Martlesham. Continue along this road and take the second left hand turning directly opposite the Red Lion public house into School Lane. Continue along School Lane up the hill bearing right. After approximately half a mile take the left turning signposted Waldringfield and the driveway to Hill Farm will be situated a short distance along this road on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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