

A spacious four bedroom semi-detached property with ample driveway parking and large rear garden.

Rent £1,200 pcm
Ref: R2410

10 Crowcroft Road
Nedging Tye
Ipswich
Suffolk
IP7 7HR



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

Contact Us



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Location

10 Crowcroft Road is location within the village of Nedging Tye which is situated between the market towns of Needham Market and Hadleigh, and approximately nine miles from Ipswich. Local facilities are at nearby Bildeston where there is a village store, primary school, public house, and a picturesque village square.

Needham Market has a further range of facilities including a health centre comprising surgery and pharmacy and on the high street a bank, butchers, bakers, post office and a number of individual shops. Local bus routes run through Nedging Tye to neighbouring areas.

The Accommodation

Ground Floor

A UPVC glazed door with glazed side panel leads into

Entrance Porch

With tiled flooring leading through an archway into

Lobby Area

With stairs to the first floor and door leading into

Sitting Room 21'8" x 14'3" (6.619m x 4.365m)

A spacious reception room with wooden floor throughout. Fireplace with slate hearth and brick surround housing a brown wood burning stove. Window to front elevation. A small lobby leads into



Home Office/Study 24'8" x 11'11" (7.543m x 3.651m)

A light and spacious room with Inglenook fireplace housing a wood burning stove with canopy and shelving to either side of the fireplace. Half moon wall lights, radiator, TV and BT points. Large bay window to the front elevation.

From the lobby a door leads into

Ground Floor Bathroom

Comprising a white bathroom suite with low level flush WC, vanity sink with tiled surround and bath with overhead shower and glass screen. Inset ceiling spotlights and Victorian heated towel rail.

To the rear of the sitting room an archway leads into

Rear Lobby and Utility Area

With tiled floor, UPVC window and stable door leading into the Sunroom. There is a small utility area incorporating base and wall units with roll top worksurface over. Plumbing for washing machine.

From the lobby an archway leads into

Kitchen/Breakfast Room 17'4" x 12'1" (5.301m x 3.695m)

Fitted with a range of base and wall units with wooden worksurface over and inset with a one and a half white ceramic sink with mixer taps over. Tiled splashback and shelving above the Aga. The Aga includes five ovens with hotplates and electric hob with extractor fan over. Space for fridge/freezer, dishwasher and undercounter fridge. Inset ceiling spotlights. Tiled flooring. Window to rear elevation.



From the rear lobby a stable door leads into

Sun/Boiler Room 11'9" x 6'11" (3.592m x 2.123m)

With steps leading down to a tiled floor. The rear elevation is fully glazed with French doors leading into the garden. Two inset skylights and wooden battens with hanging hooks to the wall. Pull cord wall lights. The oil boiler, hot water tank and programmer are housed in the recess.



From the entrance lobby the staircase leads to a split level staircase.

First Floor

Landing

Master Bedroom Suite

Dressing Area 11'1" x 6'1" (3.392m x 1.864m)

A bright area with two windows to the side elevation. Space for wardrobes. Inset ceiling spotlights and double panelled radiator.

Bedroom 12'11" x 12'10" (3.951 x 3.915)

With UPVC French doors with black wrought iron Juliet balcony. Half moon wall lights and TV point. Double panelled radiator. A door leading into



En-Suite Shower Room

Comprising a shower cubicle with sliding door, inset with Myra electric shower. Low level flush WC and pedestal wash hand basin. Tiled walls and wall mounted lights. Inset ceiling spotlights. Victorian towel rail and Extractor fan.

Bedroom Two 11'11" x 7'7" (3.646m x 2.323m)

With wood effect flooring, double panelled radiator and inset ceiling spotlights. Window to front elevation.

Bedroom Three 12'4" x 11'3" (3.763 x 3.437)

A double room with attractive ornate fireplace with inset shelving into the recess. Wood effect flooring and single panel radiator. UPVC window to rear elevation. Door leading to

En-Suite Bathroom

Comprising a double walk-in shower cubicle with extractor fan over. Vanity sink with double door cupboards under and low flush WC. Tiled walls. Heated towel rail and inset ceiling spotlights.



Bedroom Four 14'6" x 9'4" (4.443m x 2.865m)

A small double bedroom with inset ceiling spotlights and attractive ornate fireplace. Windows overlooking the rear elevation. Single panel radiator. Built-in cupboard with hanging rail and shelving.

Outside

The property is approached via a gravelled driveway with laurel hedge border and a blocked paved area for hardstanding. The front garden is of a good size with mature trees, shrubs and with an ornate brick circle and which runs along the side of the property.

A gate leads into the spacious rear garden which benefits from three sheds, a dog run and greenhouse. A good side patio area leads into a fenced area where the oil tank and bin store is located.

The garden is laid to lawn with border of mature trees and shrubs.

To the front and rear of the property there are roof fitted solar panels and the tenant will benefit from reduced electricity costs.



Services Mains water, sewerage and electricity. Oil fired central heating.

Council Tax Band D. £2034.72 payable 2024/2025.

Local Authority Barbergh District Council

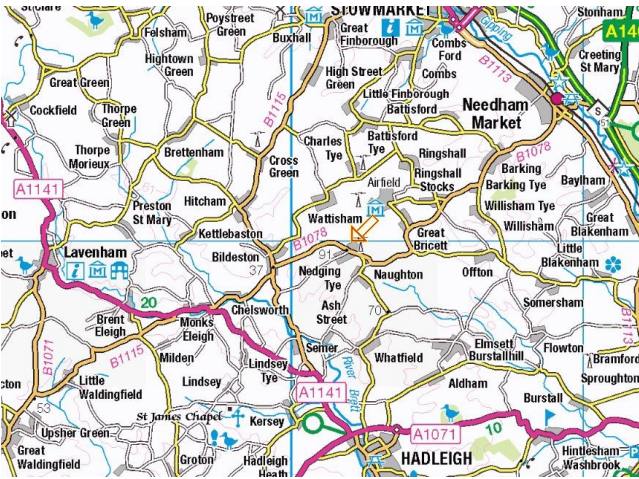
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Viewings Strictly by appointment with the Agent.

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.

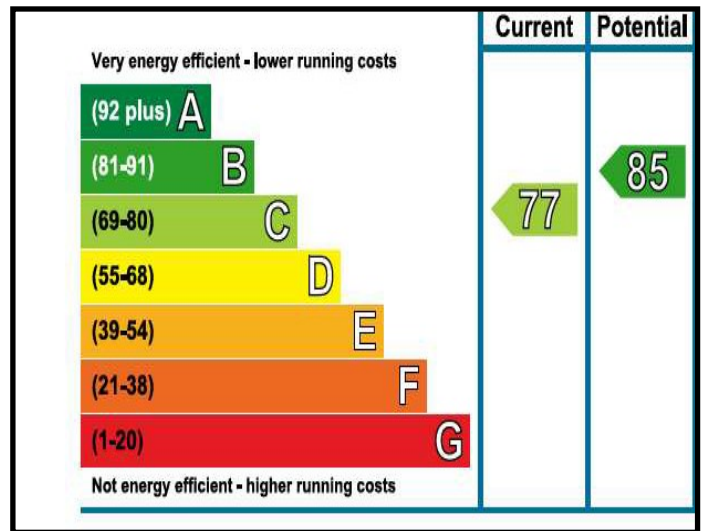
April 2024



Directions

From Well Close Square at the roundabout, take the 1st exit onto College Road and continue to follow the B1119. Turn left onto Mill Hill/A1120. Turn left onto Angel Hill/A140. At Beacon Hill Interchange take the 3rd exit onto Kettle Lane. Continue onto Coddendam Rd/B1078. Turn left onto Lion Ln Turn right onto B1113 Turn left onto Grinstead Hill. Slight left onto Barking Rd/B1078. Turn right to stay on B1078. Follow Crowcroft Road to Gants Meadow. Turn right onto Crowcroft Road where the property will be located on the right hand side and defined by a Clarke & Simpson 'To Let' board.

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