

A pretty semi-detached period cottage offered furnished or unfurnished within the popular village of Dennington.

Rent £950 pcm
Ref: R2416

Corner Cottage
The Street
Dennington
Woodbridge
Suffolk IP13 8JF



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

Contact Us



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Location

Corner Cottage is located in a prominent position within the centre of the popular village of Dennington. The village benefits from a well known public house, The Dennington Queen Pub, a primary school and fine church, whilst most everyday shopping needs can be found in Framlingham. Framlingham is also renowned for its fine medieval castle and excellent schooling in both the state and private sector.

The Heritage Coast is within about fifteen miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about fifteen miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

The Accommodation

Ground Floor

Kitchen/Breakfast Room 17'1" x 14'0" (5.21m x 4.27m)

The property is approached via the rear enclosed courtyard, where a stable door leads into the kitchen.

A light and airy room with skylights, an ornamental fireplace and unusual settle seat. With a range of base and eye level units, inset sink, and tiled surround. A Classic 90 Rangemaster with five-burner gas hob, electric fan oven, grill and griddle. Benefiting from integrated appliances which include an under counter fridge, three drawer freezer, dishwasher and washer dryer. Double panel radiator and useful storage cupboard to one side of the ornate fireplace.

Sitting/Dining Room 17'1" x 17'5" (5.21m x 5.31m)

An L shaped room which has a dining area with an extending circular table with six chairs. The spacious living area has wooden floors and an inset wood burning stove. The front door leading out into the enclosed front garden. The room benefits from two double panel radiators. Window to the front elevation and internal door and window which leads into

Snug/Occasional Bedroom 6'5" x 10'6" (1.96m x 3.20m)

With dual aspect windows providing good light and a red tiled floor. This room can be multi-purpose as a snug, study or occasional bedroom. Double panel radiator.



Ground Floor Shower Room 6'5" x 6'11" (1.96m x 2.11m)

A door leads from the Snug/Study into the ground floor shower room. Comprising of a large walk-in shower cubicle, pedestal wash hand basin and W.C. Obscured glazed window to the side elevation. Extractor fan and radiator. Mirrored bathroom cabinet. There is a clothes dryer hanging from the ceiling.

Stairs and Landing

From the dining area a door opens onto the stairs, rising to the first floor with hooks at the bottom of the stairs for your coats.

First Floor

Bedroom One 8'4" x 11'11" (2.54m x 3.63m)

Double aspect windows with views of the church. A spacious double door wardrobe with hanging rails. Double panel radiator, BT and TV points.

Bedroom Two 11'7" x 8'8" (3.53m x 2.64m)

A second double / twin bedroom with an ornate period fireplace and window overlooking the front of the property. A spacious double door wardrobe with hanging rails. Double panel radiator.

Family Bathroom

A spacious first floor bathroom with a deep slipper bath with hand shower. A washbasin with its own towel rail, WC and radiator. Obscure glazed window to the rear elevation and light up mirror.



Outside

There's a gravel path with mature shrubs and wrought iron fence surrounding the front garden and dividing it from the pavement. A gate takes you into the courtyard with high wall and ornate water pump feature.

Parking is on road, however there is a lay-by conveniently opposite the cottage and additional parking nearby.

Services Mains water, sewerage and electricity connected. LPG gas central heating.

Council Tax Band B. £1,617.74 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>

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. **May 2024**



Directions

Travelling North on the B1116 out of Framlingham, continue for approximately three miles sign posted Dennington. At the T-Junction with the A1120 turn right and the property is situated approximately 300 yards on the left.

For those using What3words app:
 ///tramps.fastening.lamp



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

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