

A most attractive Grade II Listed three bedroom detached property to include a superb secret garden to the rear and private courtyard.

Rent £1,500 pcm

Ref: R2234

Fairfield House
7 Queens Head Lane
Woodbridge
Suffolk
IP12 4ND



To let 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

Fairfield House enjoys a prominent and very convenient position, just off the Market Square within the very desirable and historic town of Woodbridge.

Woodbridge is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Woodbridge benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

The popular Heritage Coastline destinations of Orford, Aldeburgh, Thorpeness and Southwold are also within a short driving distance. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

Ground Floor

The property is approached via a Doric Porch with slate roof leading into

Entrance Hall/Dining Room 11'4 x 12' (3.45m x 3.65m)

The inner hall consists of a large understairs cupboard and staircase off to first floor. An open plan room with window to the front and built in pantry cupboard.

Inner doors from the entrance hall lead into:

Shower Room/Utility

With low flush WC, wash hand basin and shower cubicle. Radiator. Plumbing for washing machine. Gas boiler.

Kitchen/Breakfast Room

Incorporating a range of hand made base and wall units in blue with a stainless steel work surface over inset with double sink and mixer tap over. Tile surround and window to the rear. Oak flooring and inset ceiling spotlights. Double panel radiator. Space and plumbing for dishwasher. Space for electric cooker and space for fridge/freezer. French doors leading to the courtyard patio area.

Sitting Room/Dining Room 23'11 x 11'8 (7.28m x 3.55m)

With ornate fireplace (display only) with cream marble hearth and wooden surround. With sash window to the front of the property. Fully glazed bay area with shelving, French doors leading out to courtyard. Two double panel radiators.



First Floor

Landing

With double panel radiator. Internal doors leading to:

Bedroom One 14'6 x 12' (4.41m x 6.40m)

A double bedroom with dual aspect sash windows. Double panel radiator. Oak flooring. **Built in wardrobe** with shelf and hanging rail. BT telephone point.

Bedroom Two 12' x 11'5 (6.40m x 3.47m)

A further double bedroom with window to the front of the property. A range of **built in wardrobes** with cupboard above. **Single walk-in wardrobe**. Double panel radiator.

WC

Comprising low flush WC, pedestal wash hand basin with vanity sink and shelving. Heated towel rail.

Bathroom

Comprising roll top bath and pedestal wash hand basin. Sash window. Double panel radiator. Inset ceiling spotlights and extractor fan.

Bedroom Three 11' x 8'4 (3.35m x 2.54m)

A good size bedroom with sash window over looking the Fen Meadow and courtyard. Double panel radiator. Wall mounted hanging rail and corner shelf.









Outside

The property is approached via three steps and wrought iron gate into an enclosed front garden. The front garden is mainly laid to lawn with mature shrubs. A pathway leads to the front door and a second pathway leads around to the side of the property through a wrought iron gate into the courtyard area. The courtyard area is in an elevated position and overlooks Fen Meadow. A useful brick storage shed with electricity connected. There are three further steps leading from the courtyard into the rear of the neighbouring property which has access through the courtyard. From the courtyard there are steps leading through a gate into a walkway taking you down to the secret garden. The garden is a spacious area with shed for gardening equipment. The garden is mainly laid to lawn with some beds and a shed for use by the tenants.



Services Mains electricity, water and drainage connected. Gas fired central heating.

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>

Council Tax Band E; £2,663.89 payable per annum 2024/2025

Local Authority East Suffolk Council.

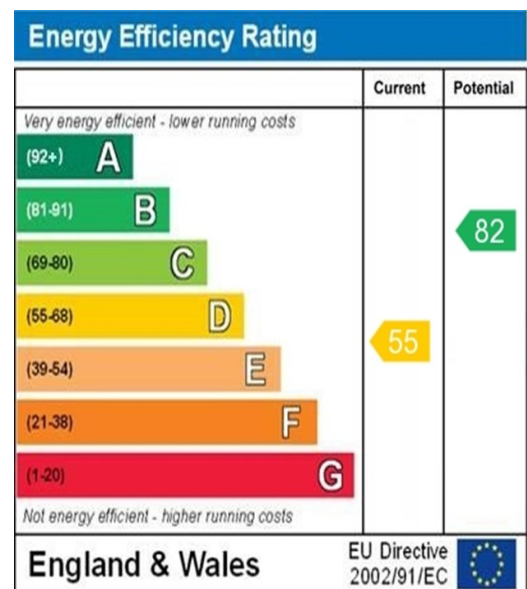
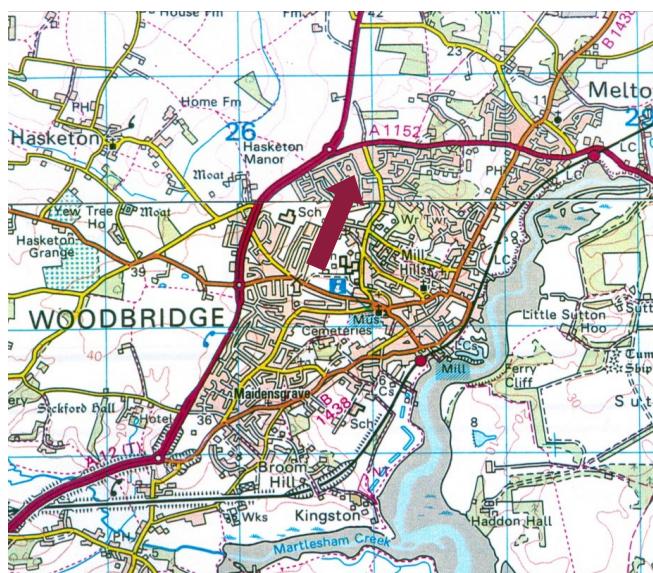
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June 2024

Directions

From the A12, take the B1079 Grundisburgh Road and head east towards the town centre. At the T-junction, turn right onto Burkitt Road and continue into Theatre Street. Queens Head Lane is found further along on the left hand side where the property is located on the right and as identified by the Clarke and Simpson 'To Let' board.

For those using What3words app: [///prelude.implanted.grafted](https://www.what3words.com/#!/prelude.implanted.grafted)



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