

*A delightful double fronted two
bedroom semi-detached cottage
situated in the heart of the village*

Rent £1,100 pcm
Ref: R2442

Corner Cottage
Church Street
Stradbroke
Eye
IP21 5HS



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
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Location

Corner Cottage is situated in the heart of the popular rural village of Stradbroke. The property is within walking distance of the amenities and facilities the village has to offer.

The village of Stradbroke is well served by a range of local shops including a bakers and butchers, two public houses, primary and secondary schools, as well as having the benefit of a sports centre with a swimming pool and extensive playing fields.

The historic town of Framlingham, with schools in both the state and private sector, is situated about nine miles to the south. The Heritage Coast is within about sixteen miles and the County Town of Ipswich about twenty miles to the south. Inter City rail services between Norwich and London's Liverpool Street station can be taken from Diss, about nine miles to the west.

The Accommodation

Entering through the front door into the entrance lobby where there is a storage shelf, together with a batten and coat hooks.

To the right of the lobby a door leads into:

Sitting Room 13'7 x 13'3 (4.1m x 4.0m)

A cosy and light sitting room with dual aspect windows, quarry tiles floor and patina stud work to three walls. Fireplace with brick hearth, wooden mantle over and inset wood burning stove. Double panelled radiator.

To the left of the lobby a doors lead into;

Dining Room 13'7 x 10'3 (4.1m x 3.1m)

With parquet flooring and dual aspect windows, with a wealth of character and a ornate fireplace. An archway leads into the kitchen area. Double panelled radiator.



Kitchen 9'10 x 7'5 (3.0m x 2.3m)

The opening from the Dining Room leads into the kitchen area which comprises of high gloss base and wall units with undercounter lights, tiled splashback, stainless steel sink and mixer taps over. Electric oven, hob and extractor hood. Space for washing machine and fridge freezer. To the right of the cooker is a handy large, shelved storage cupboard.

From the Dining Room to Staircase leads to the first floor landing area. A door opens into a cupboard which provides storage.



Bedroom One 13'7 x 13'3 (4.1m x 3.0m)

Again with stud work patina walls and dual aspect windows creating a light room. Ornate cast iron fireplace and built-in wardrobe. Double panelled radiator.

Bedroom Two 10'5 x 10'3 (3.2m x 3.1m)

A second double bedroom, again with an ornate cast iron fireplace. Window the rear elevation and a partially shelved cupboard. Double panelled radiator.

Bathroom

The first floor bathroom comprises of a white suite with bath and overhead shower, WC and wash hand basis. Double panelled radiator. Window to the rear elevation.



Outside

To the front of the property there is a gate which leads into the large front garden situated behind a well established hedge giving privacy. Mainly laid to lawn with a patio area for seating. There is a shingle driveway which provides parking and a path which leads to the rear enclosed garden area, which has a paved patio area, shed and the oil fired tank.

NB. Please note the owners of the adjoining property, have a pedestrian right of way to gain access to their property.

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

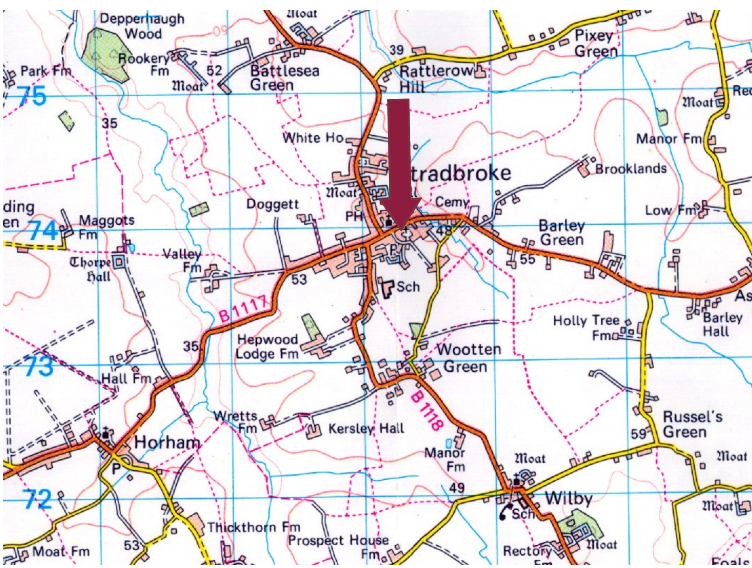
Council Tax Band B payable £1,466 2024/2025

Local Authority Mid Suffolk District 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.



Directions

From Framlingham head north along the B1116 into the village of Dennington. At the T junction with the A1120, turn right and then almost immediately left back onto the B1116. Continue on this road for approximately five miles (it then becomes the B1117 - do not turn right towards Fressingfield and Harleston) and you will enter Stradbroke. Continue through the village past the White Hart Public House and taking the next turning left into Wilby Road where the property will be immediately to the left hand side and identified with a Clarke and Simpson 'To Let' board.

For those using the What3Words app:

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

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. July 2024.

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