

A well presented two bedroom first floor apartment set within the beautiful grounds of Sudbourne park.

Rent £975 pcm
Ref: R2444

3 Westhall
Sudbourne Park
Woodbridge
Suffolk
IP12 2AJ



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

Contact Us



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Location

3 Westhall sits within a stunning parkland setting of Sudbourne Park. Set in six acres of communal grounds, to include the walled Italian garden with seating and walks included around the beautiful lake. There are several seating areas scattered around the gardens for residents.

Sudbourne is located within Suffolk's popular and beautiful Heritage Coast. The village of Orford (one and a half miles) has a variety of shops including General store/post office, restaurant and quay. There are a number of fine public houses including the famous Crown and Castle.

The desirable town of Woodbridge (ten miles) is best known for its outstanding riverside setting and offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, railway station and marina. Woodbridge lies just eight miles to the north east of the County Town of Ipswich, with rail services to London Liverpool Street taking just over the hour.

The Accommodation

Entering through the main partially glazed front door into

Entrance Porch

With batten containing coat hooks, tiled floor and a door leading to the meter cupboard.

A internal glazed door leads into

Entrance Hall

With stairs off to first floor. Dimplex wall mounted electric heater and understairs cupboard for storage. BT point and glazed internal door leading to

Sitting / Dining Room 22'0" x 12'0" (6.71m x 3.66m)

A bright sitting room/dining area with dual aspect windows overlooking the gardens. Dimplex wall mounted heater.

From the living area, a glazed internal door leads into



Kitchen 6'7" x 8'6" (2.01m x 2.59m)

With a range of base and wall units with wood effect roll top work surface, inset with a stainless steel sink and drainer with mixer taps over. Integrated dishwasher and fridge. Single electric oven with electric hob and extractor hood over. Tiled splashback and window to the front elevation overlooking the gardens.

From the landing area an internal glazed door leads into

Rear Hallway

Cupboard with shelving and plumbing for a washing machine.

Bedroom One 10'11" x 10'9" (3.34m x 3.30m)

A spacious double bedroom with dual aspect windows with views overlooking the gardens. Dimplex wall mounted electric heater and built-in **wardrobe** with hanging rail and shelving.

Bedroom Two 11'2" x 10'9" (3.42m x 3.29m)

A further double bedroom with window overlooking the Italian Garden. Dimplex wall mounted heater and built in **wardrobe** with hanging rail and shelf.



Bathroom

Comprising a white bathroom suite incorporating bath with mixer taps, Aqualisa shower over and glass shower screen. Vanity sink with tiled splashback with cupboard under and mirror above. Low-level flush WC. Heated towel rail and window to the side elevation.

Outside

To the outside of the property there are approximately six acres of private grounds included within Sudbourne Park. These include a walled garden, lakes and beautiful rural walks. There is an individual bin store for the use of number three and a **single garage** with parking.

Services Mains water, private sewerage and electric heating

Council Tax Band C. £1,829.22 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.

July 2024



Directions

From the Agent's office head south along the B1116 to Wickham Market, passing straight over the roundabout, over the A12 and continue on the B1278 through the villages of Campsea Ashe and Tunstall. At the junction with the B1084 turn left signposted Orford and after approximately 3/4 of a mile turn right to Sudbourne Hall and immediately before the Five Crossways. Follow the private driveway down to Sudbourne Hall and bearing left around the front garden, the property will be situated on the left hand side.

For those using What3words app: /// toads.union.sandpaper



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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