

A spacious and well presented two reception/two bedroom semi-detached cottage on the outskirts of Framlingham.

Rent £1,100 pcm
Ref: R2448

Sunshine Cottage
9 Badingham Road
Framlingham
Suffolk
IP13 9HS



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

Sunshine Cottage is situated on Badingham Road, which is conveniently located within short walking distance of the centre of the historic town of Framlingham. The town is best known locally for its fine medieval castle, and offers a good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops including a Co-operative supermarket, public houses and restaurants.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ashe, which is situated just beyond Wickham Market.

The Accommodation

Ground Floor

Entrance Hall

Entering through a partially glazed front door into the entrance hall. A door from the hall leads to:

Cloakroom

A pedestal wash hand basin, W.C. bathroom cabinet over the sink and a heated towel rail. Obscure glazed window.

Kitchen 9'11" x 8'0" (3.031m x 2.456m)

With a range of shaker style base and wall units with wood effect roll-top work surface, stainless steel sink with mixer tap over, tiled splashback surround and window to side elevation overlooking the garden. Inset spotlights, space for under counter fridge, and space for electric oven. Double panelled radiator.

An archway leads to:

Utility Room 10'0" x 6'4" (3.054m x 1.941m).

Double panel radiator, oil fired boiler, wood effect roll-top work surface with space under for washing machine and tumble dryer. Space for fridge freezer. Wall mounted shaker style kitchen cabinets. Fully glazed UPVC door to rear elevation, together with an opening window.

From the kitchen a door leads into the:

Dining Room 19'8" x 11'3" (6.008 x 3.452m)

A spacious and light room overlooking the rear of the property. With original flint wall and a high level mezzanine area for storage. Skylight window. Window to rear elevation. Fully glazed UPVC door onto the rear patio area. Inset spotlights. Double panelled radiator. Internal windows to the sitting room allowing light.



Sitting room 14'9" x 11'4" (4.517m x 3.467m)

Situated to the front of the property with double windows overlooking the front garden. A brick fireplace with tiled hearth and inset wood burning stove. Recess to both sides of the chimney. Walk-in storage cupboard. Doors into dining room and hall. TV point.

Stairs and Landing

From the entrance hall the staircase leads to the first floor landing. There is a window to side elevation. To the top of the stairs, the landing splits into two levels and a door leads to

Bedroom One 14'1" x 10'0" (4.302m x 3.061m)

A spacious double bedroom with a window to the rear, double door into the air cupboard and double panelled radiator.

Bathroom

Comprising of a white suite with low level of flush WC, pedestal wash basin with shaver socket and mirror over, bath with mixer tap and mixer shower, inset spotlights to the ceiling, window to front elevation, heated towel rail. Extractor fan.

Bedroom Two 8'3" x 9'11" (2.530 x 3.036)

A further second bedroom with a windows overlooking the front garden. In addition there is an internal window which looks down into the dining room. Double panelled radiator and built-in cupboard with hanging rail and shelf.



Outside

To the front of the property there is driveway parking for two vehicles. The garden is enclosed by a mature well maintained hedge, with gravel front garden with mature shrubs and beds.

The garden is predominantly to the side of the property where there are well established flowerbeds, a shed and fruit trees. There is a klargester system for the sewerage and oil tank for the heating. The path continues to the rear of the property and to the private patio area, which border by a mature hedge.

Services Main water, private sewerage system, mains electricity. Oil fired central heating.

Council Tax Band C £1,907.96 payable 2024/2025

Local Authority East Suffolk Council

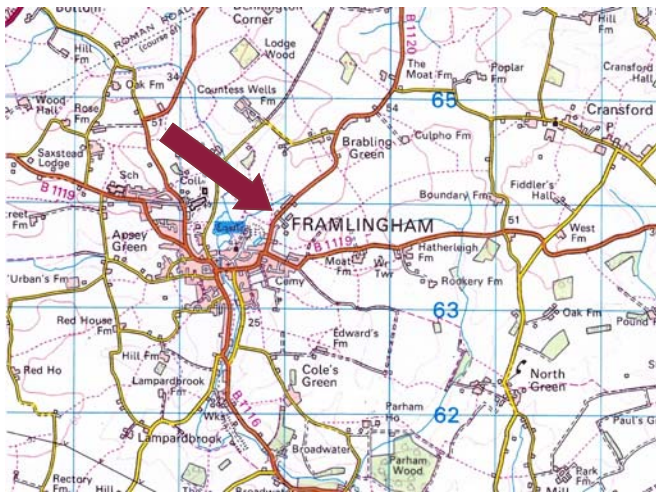
Broadband To check the broadband coverage available in the area click this link –

<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.

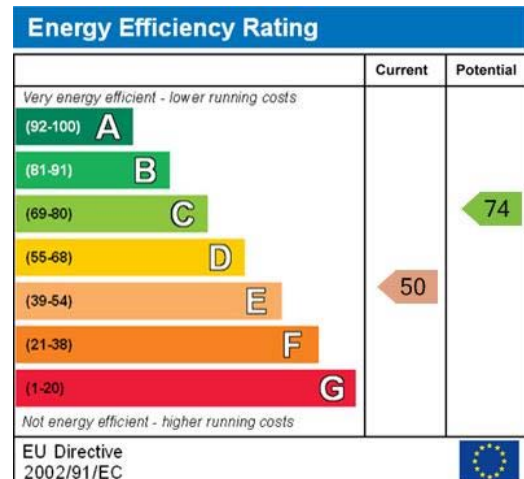


Directions

From the Agent's office head south along Station Road and shortly after the pedestrian crossing, turn left into Fore Street. Proceed up the hill, turning left at the triangle, signposted Badingham B1120. Continue along this road passing the sports club and the property will be situated a short distance on the left hand side.

For those using What3words app:

///tablets.roadblock.visions



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.

September 2024

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