

A spacious four bedroom detached property, situated in the popular village of Stonham Aspal

Rent £1,450 p.c.m
Ref: R712

The Rectory
The Street
Stonham Aspal
Suffolk
IP14 6AQ



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



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Location

Stonham Aspal is a rural village which offers a village hall, a church and primary school and the popular Stonham Barns complex which has many facilities including a falconry centre, shops and a Golf practice range.

The village of Debenham is within three miles and benefits from excellent shops and businesses including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, vet's practice, fish and chip shop, public houses and leisure centre. It is also served by Sir Robert Hitcham CEVAP Primary School and the highly regarded Debenham High School.

The larger towns of Stowmarket (7 miles), Ipswich (11 miles) and Diss (16 miles) all have mainline railway stations to London's Liverpool Street station together with a wider range of facilities. Stonham Aspal is only a short distance from the A140 and is therefore convenient for access to the A14 trunk road which offers access to the east to the A12 and Felixstowe and to the west to Bury St Edmunds, Cambridge and onto the Midlands.

The Accommodation

Ground Floor

Entering through a UPVC door into

Entrance Hallway 6'6 x 6'2 (1.98m x 1.88m)

With radiator and doors off to

Study/Playroom 12' x 12' (3.66m x 3.66m)

With large window overlooking the front garden and radiator.

A further door from the front entrance hall leads to the

Main Hallway

With stairs off to the first floor, two fitted cupboards, radiator and doors off to

Sitting Room 15'9 x 12'11 (4.8m x 3.93m)

A light triple aspect room with French doors leading to the rear garden and large window overlooking the front. Central (display only) fireplace. Three radiators and TV aerial lead in.

Cloakroom

Fitted with WC and wash hand basin with vanity cupboard. Radiator.

Dining Room 12' 2 x 12' (3.71m x 3.66m)

A good size light room with window overlooking the front. Fitted cupboard and radiator.

Kitchen 12' 5 x 10' 7 (3.79m x 3.23m)

Fitted with a range of base and wall units with work surface over inset with a one and a half bowl single drainer stainless steel sink. Space for electric cooker with extractor hood above. Space and plumbing for dishwasher. Space for fridge/freezer. Two radiators.

There is a side hallway off the kitchen with fitted cupboard and further large cupboard fitted with section of work surface and with space and plumbing for washing machine and tumble dryer.

A further door gives access to the covered side passageway.

Stairs from the main hallway lead up to the

First Floor

Landing

With two fitted cupboards, airing cupboard housing the hot water tank and further doors off to

Bedroom One 13'5 x 13' (4.09m x 3.96m)

A good size dual aspect double bedroom with views to the front. Two fitted hanging cupboards, radiator and wall mounted wash basin.

Separate WC

Fitted with WC and wall mounted wash hand basin.

Bedroom Two 12'1 x 9' 6 plus alcove (3.68m x 2.9m)

A smaller double bedroom with window to the front. Fitted hanging cupboard and radiator.

Bedroom Three 8' 1 x 12' (2.46m x 3.66m)

A single bedroom with window to the front, wall mounted wash hand basin and radiator.

Bathroom

Fitted with pedestal wash basin and bath with shower screen and electric shower. Radiator, fan heater and extractor fan.

Bedroom Four 12' 6 x 7' 3 (3.81m x 2.21m)

A good size single bedroom with window to the rear. Fitted hanging cupboard and radiator.

Outside

The property is accessed directly off the street with a wooden gate and concrete driveway providing parking for a number of cars. The drive is flanked on either side by areas laid to grass and with mature hedging and trees. There is an attached single garage. To the rear there is a good size mature garden mainly laid to grass and with a range of plants, shrubs and trees. Between the property and garage there is a side passageway with doors to the front and rear, sliding door to the garage and with two storage cupboards, one housing the boiler.



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

Council Tax Band F £2,951.51 payable 2024/2025

Local Authority Mid Suffolk District Council

Viewings Strictly by appointment with the Agent

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>



Directions

From Framlingham take the B1119 to Saxtead, upon meeting the A1120 at a T-Junction, turn left, proceed along the A1120 for about 7 miles past the Stonham Barns complex. On entering the village of Stonham Aspal, The Rectory can be found about midway through the village on the right hand side. If you get to the pub on your right hand side you have gone too far.

What3Words: ///change.submit.octagon



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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