

A superb new build detached five bedroom house on a small development with the popular village of Badingham.

Rent £2,500 p.c.m
Ref: R2473

1 Mill Haven
Mill Road
Badingham
Suffolk
IP13 8LF



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

1 Mill Haven is situated on a small development of just three new properties on Mill Lane in the village of Badingham. The village has a well-regarded pub, The White Horse, along with a village hall and bowling green. It is just 4 miles from the market town of Framlingham, where a good range of local shops and services can be found, along with excellent schools in both the public and private sector.

The county town of Ipswich is 20 miles to the south, and the popular areas of the Suffolk Heritage Coast, such as Dunwich, Walberswick and Southwold are all within easy reach.

Ground Floor

A front door with an obscure glazed side panel leads into the

Entrance Hall

With window to front elevation, storage cupboard and controls and thermostat for the underfloor heating. Doors lead to

Ground Floor Shower Room

With obscure glazed window to side elevation. Fitted with glass shower cubicle with twin head shower, low level flush WC and wall mounted wash basin. Heated towel rail, extractor fan and spotlighting.

Sitting Room 18'8" x 11'5" (5.70m x 3.50m)

With dual aspect windows to front and side elevations. TV point and controls for heating.

Study 11'3" x 7'8" (3.45m x 2.35m)

With window to side elevation.



Open-plan Sitting/Dining Room/Kitchen

Living /Dining Area 19'10" x 18'08" (6.05m x 5.670m)

With two windows to the side elevation and French doors leading out to the patio area and garden. BT point.

Kitchen Area 14'3 x 9'10 (4.34m x 3.00m)

Window to rear elevation. Fitted with a range of wall and base units with white quartz worktop over. One-and-a-half bowl stainless steel inset sink with mixer tap over, Bosch double oven and induction hob with extractor hood above and integrated dishwasher and fridge/freezer. Spotlighting and heating controls. From the kitchen area a door leads to the



Utility Room 10'5" x 5'8" (3.20m x 1.73m)

Window to front elevation. Range of base units and worktop to match kitchen and stainless steel inset sink. Space for washing machine. Spotlighting, extractor fan and heating controls. Door to garage.



From the hallway, a staircase rises to the

First Floor

Landing

A large landing area with windows to front and side elevations. Airing cupboard and two storage cupboards. Doors off to

Master Bedroom Suite 19'4 x 15'0 (5.89m x 4.57m)

A dressing area with window to front elevation leads in to the bedroom. With windows to front and rear elevations, TV point and two double panel radiators. Doors lead into the walk-in cupboard and

En-suite Shower Room

With obscure glazed window to side elevation. Suite comprising fully tiled walk-in shower with sliding glass doors and twin shower heads, low flush WC and wall mounted wash basin with tiled surround. Heated towel rail, extractor fan and spotlights.



Returning to the landing, further doors lead to

Bedroom Two 13'9 x 10'2 (4.19m x 3.10m)

A double bedroom with window to the front elevation. Built-in wardrobe with sliding doors, Double panel radiator and TV point. Door to

En-suite Shower Room

With obscure glazed window to front elevation. Walk-in cubicle with glass doors and double shower head, low level flush WC and wall mounted wash basin. Heated towel rail, extractor fan and spotlights.

Bedroom Three 18'8 x 9'10 (5.70m x 3.00m)

A large double bedroom with window to rear elevation. Built-in wardrobes with sliding doors, double panel radiator and TV point.



Bedroom Four 12'8' x 9'11' (3.86m' x 3.02m')

A small double with window to side elevation and skylight. Built-in wardrobe with sliding doors, double panel radiator and TV point.

Bedroom Five 13'9" x 9'10" (4.19m x 3.00m)

A double bedroom with window to rear elevation, double panel radiator and TV point.



Family Bathroom

With obscure glazed window to front elevation. Bath with mixer tap and hand-held shower, walk-in shower cubicle with double shower head, low level flush WC and wall mounted wash basin. Tiled surrounds. Heated towel rail, extractor fan and spotlights.



Outside

The property is approached over a private driveway with a gateway giving access for the landowner to the fields at the rear.

To the front of the property is a gravelled driveway and planted beds. The integral double garage has up-and-over doors and power and light connected, with a door leading into the rear garden. Window, personnel door to garden and door connecting to the utility room.

A gateway at the side of the property leads into the rear garden, which is fully enclosed by fencing and laid to lawn, with a small patio area and a view over the fields to the rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services Mains drainage, water and electricity. Air source heat pump with underfloor heating on the ground floor and radiators on the first floor.

Council Tax Band G; £3,486.17 payable 2024/2025

Local Authority East Suffolk 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>

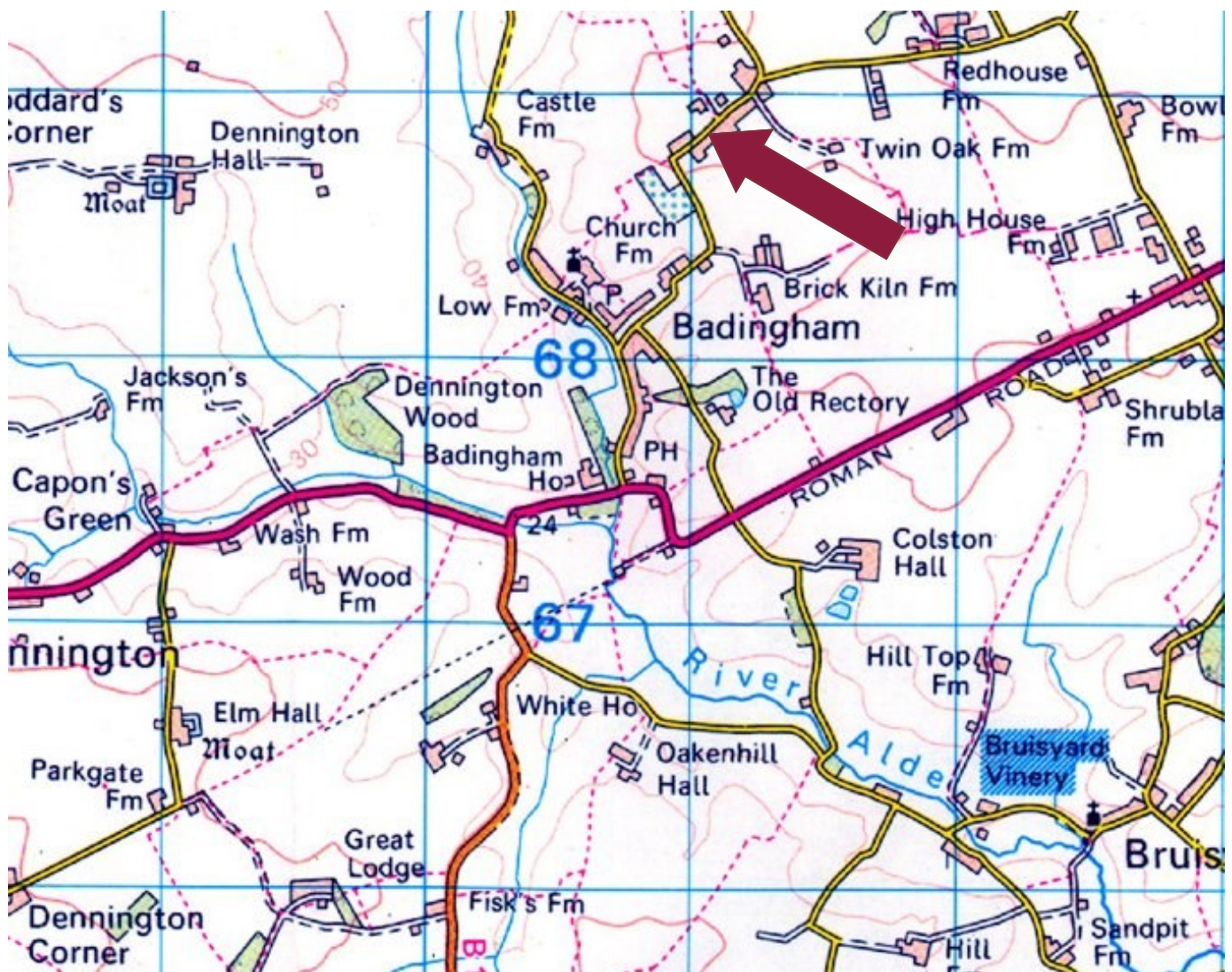
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November 2024

Directions

From the Agent's office proceed out of Framlingham along New Road turning left at the junction onto the B1120. Continue until reaching the A1120 junction and turn right towards Yoxford taking the first left turning adjacent to the White Horse public house. Continue for approximately 300 yards turning right into Mill Road. Continue along Mill Road where the property will be found on the left hand side.

What3Words location: /// resonated.nights.firework



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