

A spacious four bedroom detached property situated in a pleasant rural location in the village of Oakley, near Diss

Rent £1,350 p.c.m
Ref: R556

The Rectory
Church Lane
Oakley
Suffolk
IP21 4BW



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

Contact Us



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Location

The Rectory is situated on a rural lane on the outskirts of the village of Oakley, situated about three miles south-east of Diss. Diss is a bustling town with a good range of shops, supermarkets and local services including primary and secondary schools, a swimming pool, community centre, pubs and cafes. There is a railway station with a direct service to Norwich and London Liverpool Street.

Ground Floor

Entering through a wooden front door into

Main Entrance Hall

With stairs off to the first floor, radiator, coat hooks and doors off to

Cloakroom

Fitted with WC, wall mounted wash hand basin and radiator.

Study 13'5 x 12'11 (4.08m x 3.93) (max)

North and west. A good size, versatile room fitted with a range of shelving. Display only fireplace. Two windows overlooking the front and side gardens. Radiator and telephone point.

Sitting Room 18'9 x 14'9 (5.71m x 4.49m) (max)

South and west. A light and spacious room with two windows and door giving access to the rear garden. Display only fireplace and two radiators.

Dining Room/Snug 14'6 x 12'10 (4.41m x 3.91m)

South. A light and good size room with two windows overlooking the rear garden. Display only fireplace and two radiators.

Utility Room

Fitted with base cabinets with double drainer, single bowl sink. Space and plumbing for washing machine. Fitted cupboards and display cabinet. A door leads through to the

Kitchen 12'11 x 10'11 (3.93m x 3.32m)

South. Fitted with a good range of base and eye-level kitchen units with roll top work surface over inset with one-and-a-half bowl single drainer stainless steel sink. Space and plumbing for dishwasher, space for electric cooker, space for under-counter fridge. Radiator. A range of fitted shelving and cupboards. A door leads through to the



Rear Lobby

With access to the side garden and parking area and doors to two good size walk-in storage cupboards, one housing the boiler and one housing the electricity meter and fuse boards.

Stairs from the main entrance hall lead up to the

First Floor

Landing

With radiator, large walk-in storage cupboard and walk-in airing cupboard housing the hot water tank and shelving. Doors lead off to

Bedroom One 13'6 x 13' (4.11m x 3.96m)

North. A double bedroom with window overlooking the front garden. Radiator and display only fireplace.

Bedroom Two 14'9 x 13'7 (plus entrance area) (4.49m x 4.14m)

South. An excellent size double bedroom with large window overlooking the rear garden. Two fitted hanging cupboards. Radiator and door through to

En-suite Bathroom

Fitted with WC, pedestal wash basin and bath with electric shower over. Heated towel rail and extractor fan.

Bedroom Three 14'6 x 12'10 (4.41m x 3.91m)

South. A further good size double bedroom with two windows overlooking the rear garden. Fitted hanging cupboard radiator and display only fireplace.

Bedroom Four 12' 1 x 11' 1 (3.93m x 3.37m)

South. A further good size double bedroom with window to the rear. Fitted hanging cupboard, radiator and display only fireplace.

Bathroom

Fitted with pedestal wash basin and bath with mixer taps and shower attachment over. Radiator and extractor fan.

Separate WC

Fitted with high flush WC.

Outside

The property is approached via a tarmac driveway which leads to a good size parking area and also to the detached single garage with car port attached. The main area of garden is located to the rear of the property and is predominantly laid to grass and interspersed with mature trees and edged by hedgerows. In addition to the garage there is also a useful coal/wood store adjacent to the side entrance door.

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

Council Tax Band G £3,428.15 payable 2024/2025

Local Authority Mid Suffolk Council

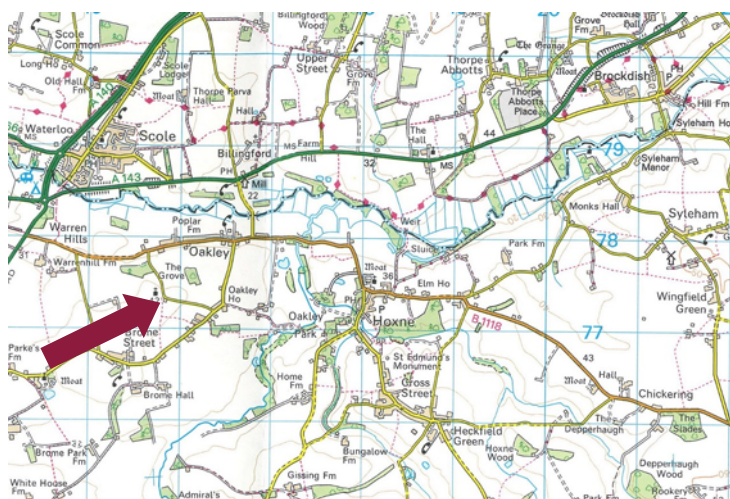
Viewings Strictly by appointment with the Agent.

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>

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.

March 2025



Directions

Taking the B1118 from Stradbroke signposted Diss. Continue along this road passing through the villages of Hoxne and Oakley. Having passed through the village of Oakley take the third left turning at the triangle onto Church Lane. Continue along this road for approximately half a mile and The Rectory will be found on the right hand side directly after the church.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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