

A spacious and well presented four bedroom semi-detached house in the popular village of Yoxford.

Rent £1,300 p.c.m
Ref: R2510

Rosewood
Brook Street
Yoxford
Suffolk
IP17 3EX



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

Contact Us



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Location

Rosewood occupies a central position in the popular village of Yoxford. Yoxford is a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, tennis, bowls and cricket clubs, café, Kings Head pub and the Satis House restaurant/hotel. It is located adjacent to the A12 trunk road giving it easy access to the north and south as well as to the Heritage Coast, with the popular resorts of Aldeburgh, Dunwich, Walberswick, Southwold and Snape all within a short drive.

The nearby railway station at Darsham gives regular services to Ipswich and, in turn, onto London Liverpool Street Station. There is also a railway station at Saxmundham, (4 miles), and further facilities including Waitrose and Tesco supermarkets.

The Accommodation

Ground Floor

The property is entered through a solid front door to the

Entrance Hall

With large built-in cupboard and understairs storage shelving. Hive wall mounted heating controls, double panel radiator and inset spotlights. Doors to

Cloakroom

With low level flush WC and wash handbasin with mixer tap, tiled splashback, mirror and shelf over and cupboard under. Double panel radiator and obscure glazed window to front elevation.

Kitchen 13'8" x 10'4" (4.17m x 3.15m)

With a range of base and wall units with wood effect work surface and splashback surround. Inset black composite single drainer sink with mixer taps over. Built-in Bosch electric oven with gas hob over and glass splashback and extractor hood over. Bosch washing machine and dishwasher. Wall mounted Worcester gas fired boiler. Window to rear elevation and partially glazed door leading out to the side of the property and back garden. Ceiling spotlights and double panel radiator. An archway leads to

Dining Room 9'10" x 10'2" (3.01m x 3.12m)

Window to front elevation. Double panel radiator, TV point and telephone point. Dining room table and chairs with three bulb light fitting above, and large dresser for storage.

A further door in the hallway leads to the

Sitting Room 19'0" x 11'7" (5.81m x 3.55m)

A light and bright room with window to side elevation and French doors opening to the patio and rear garden. Fireplace with wooden mantle, tiled panel and hearth and woodburning stove. Central ceiling pendant light and two wall lights, telephone and TV points and double panel radiator.



From the entrance hall, stairs lead to

First Floor

Landing

To the landing area there is an airing cupboard which houses the hot water tank and slatted shelves for storage. Doors lead to

Bedroom One 19'0" x 11'7" (5.81m x 3.55m)

A bright room with window overlooking the garden to the rear. Bank of built-in wardrobes with hanging rails and shelves. Telephone and TV points and double panel radiator. A door leads to

En-suite Shower Room

With low level flush WC, tiled shower cubicle and pedestal wash basin with mixer taps, tiled splashback and mirror over with light and glass shelf. Extractor fan, inset spotlight, double panel radiator and tiled floor.

Bedroom Two 10'0" x 9'10" (3.05m x 3.01m)

A double bedroom with window to the front elevation. Double panel radiator and telephone point.

Bedroom Three 10'2" x 6'10" (3.10m x 2.08m)

A large single bedroom with window to front elevation. Double panel radiator, TV and telephone point.

Family Bathroom

White suite comprising bath with glass screen, telephone mixer taps and shower head, low flush WC and vanity sink with mixer taps and tiled splashback, mirror and shaving light and socket. Double panel radiator, inset spotlight and tiled floor.

Bedroom Four 8'6" x 8'5" (2.60m x 2.59m)

A large single bedroom with window to rear elevation. Double panel radiator and TV point.



Outside

To the front of the property, a wrought iron gate leads into the front garden, which is paved, with gravel areas with mature shrubs and plants, and enclosed by a brick wall. A side gate leads to the rear south facing garden, which has been landscaped with a large patio area, mature beds and shrubs, together with a lawned area. A driveway to the side of the property leads to parking for two vehicles and a single garage which can be accessed from the rear garden.

Services Mains Water, drainage, electricity and gas. Gas fired central heating.

Council Tax Band C £1,930.92 payable

Local Authority East Suffolk Council

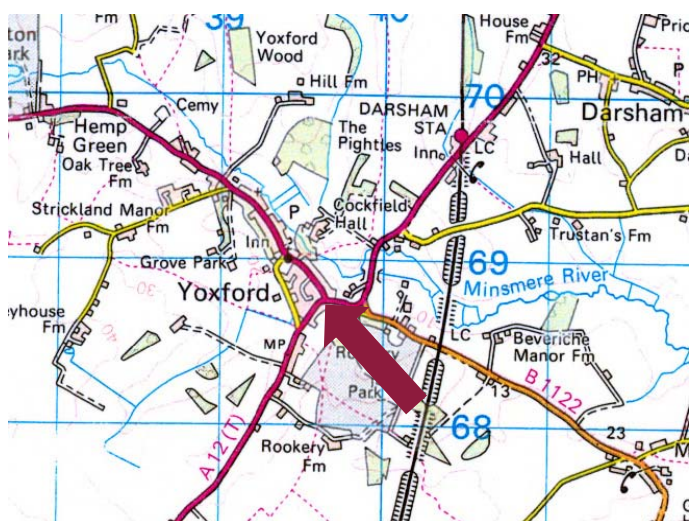
Viewings Strictly by appointment with the Agent.

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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.

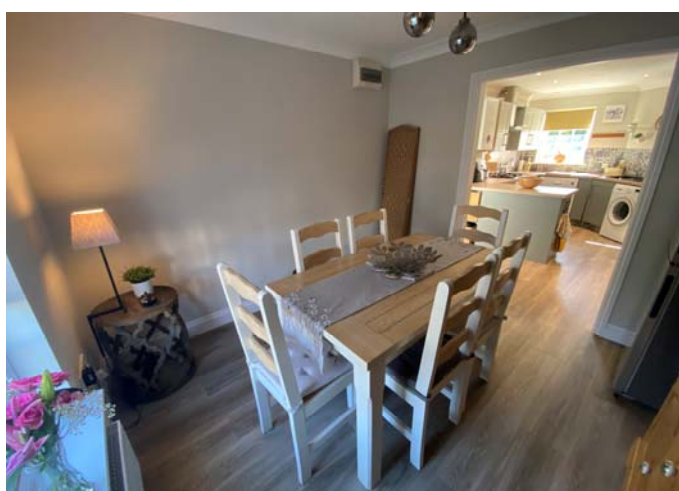
April 2025



Directions

From Framlingham, proceed along the Badingham Road on the B1120. Continue for approximately two miles and at the junction with the A1120 turn right, signposted Peasenhall and Yoxford. Continue for approximately five miles, passing through the villages of Peasenhall and Sibton. Proceed through Yoxford and at the T junction with the A12, the property will be immediately in front and defined by a To Let Board.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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