

A three bedroom furnished semi-detached house located in the popular coastal village of Orford, on the banks of the River Ore.

Rent £1,300 p.c.m
Ref: R2511

Avocets
30 Mundays Lane
Orford
Woodbridge
IP12 2LX



To let fully furnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Avocets is located in Mundays Lane in the popular village of Orford in the heart of the Suffolk Heritage Coast district. There is a primary school and a variety of excellent local shops and pubs in the village as well as the 12th Century castle which is open to the public. As well as sailing on the River Ore, there are plenty of lovely walks along this beautiful stretch of countryside. The village is within easy reach of other popular coastal centres such as Aldeburgh, as well as Snape, home of the Maltings complex. The popular market town of Woodbridge lies about ten miles to the west where there are excellent shops, restaurants, leisure facilities as well as popular schools in both the state and private sector. Woodbridge also has a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour.

Accommodation

Ground Floor

The property is entered through a partially glazed UPVC front door to the

Entrance Hall

Dual aspect windows, coat cupboard and inset spotlight. An archway leads to

Inner Hall

With cupboard housing the electricity meter, wall mounted telephone and inset spotlight. A door opens to the

Sitting Room 13'1" x 13'11" (3.99m x 4.26m)

With large window to front elevation. Fireplace with tiled hearth, iron surround and fire basket. Alcove, half moon wall lights, double panel radiator, and telephone and TV points. A door opens into the

Dining Room 20'0" x 9'11" (6.12m x 3.03m)

A light and spacious room which provides a dining area and further seating area. Window to side elevation and French doors to patio and rear garden. Strip spotlights and double panel radiator. An archway leads in to the

Kitchen 8'3" x 9'3" (2.54m x 2.83m)

With a range of fitted base and full height units and composite work surface with inset sink with mixer tap over. Integrated electric oven and Bosch microwave, inset Whirlpool electric hob with glass splashback and extractor hood over. Integrated fridge/freezer and dishwasher. With window to rear elevation and partially glazed door to side of the property.



Returning to the entrance hall, a door leads to

Ground Floor Shower Room

Walk-in shower with curtain and Triton electric shower. Low level flush WC and vanity sink unit. Fully tiled walls and floor. Extractor fan, double panel radiator and inset spotlights. With obscure glazed window to side elevation.

From the hall, stairs lead to

First Floor

Landing

Window to side elevation and loft hatch. A door opens to a set of steps leading up into a storage area; this area is for storage only and must not be used as a bedroom. Further doors open to

Bedroom One 12'5" x 9'11" (3.79m x 3.04m)

A good sized bedroom with window to front elevation. Strip spotlights and single panel radiator.

Bedroom Two 10'10" x 10'0" (3.32m x 3.07m)

A good size bedroom with window to rear elevation. Centre ceiling light and single panel radiator.

Bedroom Three 2.73m x 2.42m

A large single bedroom with window to front elevation. Strip spotlights and double panel radiator.

Family Shower Room

Suite comprising fully tiled walk-in shower cubicle, bidet, low flush WC and pedestal wash basin with mixer taps, tiled splashback and mirror over. Wall mounted radiator, extractor fan and inset spotlight. Obscure glazed window.

Outside

The property is approached over a private gravelled driveway with space for three vehicles, edged by mature shrubs. A paved driveway to the side has a full length porch over the side door, boiler cupboard for the oil-fired boiler and a gate into the rear garden. The rear garden is mainly laid to lawn, with a patio and beds of mature shrubs, along with a small decking area, summerhouse, storage shed, oil tank and water butt. To one side is a concrete block utility building, with partially glazed UPVC door, stainless steel sink with mixer taps and space, power and plumbing for washing machine, along with shelving and storage cupboards. A second UPVC door leads to a workshop area with storage for gardening tools and equipment.



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

Council Tax Band C; £1,960.26 payable £2025/2026

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>

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.

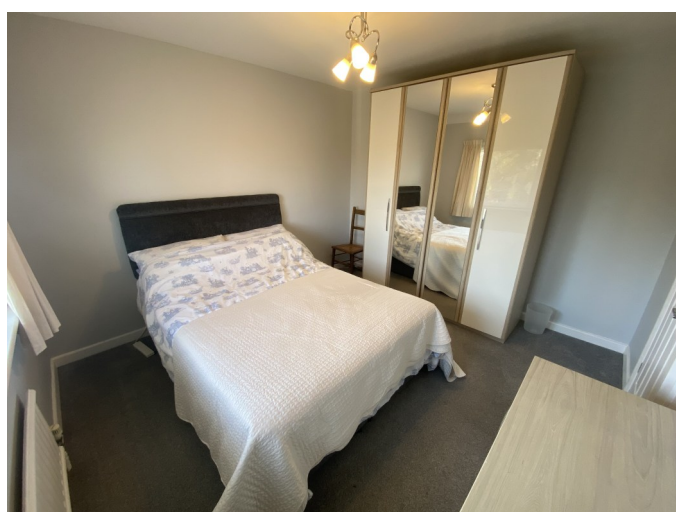
April 2025



Directions

Head south out of Framlingham along the B1116 and continue for approximately four miles. Continue straight over the roundabout onto the B1078, passing over the A12 and continue for approximately five miles. Turn left onto the B1084 continuing into the village of Orford. Mundays Lane can be found first right after the Fire Station and Avocets is situated on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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