

A well presented four bedroom detached house, in a rural village location.

Rent £1,200 pc.m
Ref: R2111

24 Ash Tree Close
Occold
Eye
Suffolk IP23 7LD



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

The property is situated in the centre of the village of Occold which is approximately two and half miles from the picturesque small market town of Eye with its good range of shops and other commercial facilities and eight miles from Diss, which is on the main Norwich to London Inter-City railway line (about 100 minutes to Liverpool Street).

The historic market town of Framlingham, with its good choice of schooling in both state and private sectors, is about twelve miles.

Ground Floor

An open fronted Entrance Porch, with small outhouse to the side of the entrance door housing the electricity meters and space for storage. A part glazed entrance door leads into

Entrance Hall

With modern Dimplex night storage heater, understairs cupboard, stairs to first floor with balustrading.

Cloakroom

With close coupled WC and inset vanity sink

From the Entrance Hall a door leads into

Sitting Room 23' x 11'8 (7.01 x 3.55)

North and South. A central brick built open fireplace on quarry tile hearth mantel. Modern Dimplex night Storage heater. Fully glazed double patio doors leading out to the rear garden.

Access can be gained to the kitchen by either the Entrance Hall or the Sitting Room.

Kitchen/Breakfast Room 12.5' x 10' (3.25 x 3.04)

South. Range of base and wall cabinets under a mottled style work surface with one and a half bowl stainless steel sink unit with mixer tap over, and drinking tap Integrated washing machine and electric oven and hob with extractor fan above. Space for fridge freezer. Outlook to the rear. Door to the garage.

From the hallway stairs lead to the



First Floor

Landing

With modern Dimplex night storage heater. Door to the Airing Cupboard housing the lagged hot water cylinder with immersion heater, control panel for solar water heating and shelving.

Bedroom One 10' x 9.7' (3.25 x 2.92)

North. With range of built-in wardrobes with hanging space and shelving unit laminate flooring. Door into

En-suite Shower Room

With fully tiled shower cubicle, pedestal wash hand basin., heated towel rail and Dimplex wall heater.

Bedroom Two 12'2' x 7'2' (3.70 x 2.18)

South. Laminate flooring and convector heater.

Bedroom Three 8'29 x 7' (2.66 x 2.13)

South. Laminate flooring and convector heater.

Bedroom Four 8'6 x 6'6 (2.59 x 1.98)

West. Dimplex heater.

Bathroom

Modern white suite of panelled bath in tiled surround, overhead shower. Low flush WC, wash hand basin set into hand made wooden vanity until with extends behind the W.C and also above the bath where a cupboard with shelving has been created.



Outside

The house is approached via a driveway leading to the single garage with up and over door and power and light connected. The garage has water softener and also the controls and meter for the solar panels. At the front of the property is a good size area of lawn with mature and ornamental shrubs and trees. A pathway leads from the front of the house to the rear garden where there is a smaller area of lawn, sleeper beds and a patio area, all of which is enclosed by a timber fence and part brick wall.

Services Mains water, electricity and sewerage connected. Electric heating.

Council Tax Band C. £1,926.86 payable 2025/26.

Local Authority Mid Suffolk District Council

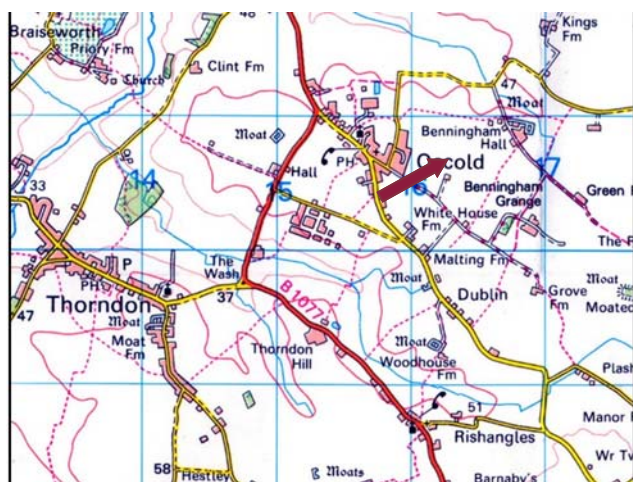
Viewings Strictly by appointment with the Agent.

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>

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.

June 2025



Directions

From Framlingham proceed on the B1119 to Saxtead Green and proceed on the A1120 into Earl Soham. Carry on through into Kenton and towards Eye and Occold. On entering the village, take the right hand turn at the school, opposite the public house, and take the next turning left into Redlingfield Road and the first right into Ashtree Close where the property will be found a short way along on the right hand side.

For those using the What3Words app:
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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