

*A substantial unfurnished four
bedroom detached house with drive
parking and garage to the centre of
the popular village of Rendlesham*

Rent £1,400 p.c.m
Ref: R1092/D

The New Vicarage
11 Walnut Tree Avenue
Rendlesham
Woodbridge
Suffolk
IP12 2GG



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

Contact Us



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Location

The New Vicarage is situated in a pleasant location in the popular village of Rendlesham. Rendlesham has a medical centre, primary school, two nurseries, village shop, hairdressers and community centre. Rendlesham is six miles from the attractive Market Town of Woodbridge which best known for its outstanding riverside setting and also offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, train station and marina. The Heritage Coastline at Orford is 8 miles to the east. The County Town of Ipswich is fifteen miles to the south west, where there are regular trains to London Liverpool Street with the journey time taking just over one hour.

The Accommodation

Ground Floor

Entering through partially glazed UPVC entrance door into

Reception Hallway

With single panel radiator, smoke detector and door off to

Study 16'8 x 13' (5.09m x 3.97m)

An excellent size, dual aspect versatile room which would make an excellent study, playroom or snug. With large range of full width wall mounted shelving, two single panel radiators, telephone socket, television aerial socket, windows to the front and rear of the property and door off to

Store Room

With full width wooden shelf with hanging rail below.

Further doors off reception hallway lead to

Cloakroom

Fitted with low flush WC, wall mounted wash hand basin and single panel radiator.

Main Hallway

With single panel radiator, wall mounted thermostat, stairs off to the first floor galleried landing, door giving access to **large cupboard under stairs** providing useful storage, smoke detector and door off to

Kitchen / Breakfast Room 17'9 x 12' (5.43m x 3.67m)

An triple aspect room fitted with a large range of base and eye level kitchen units comprising pine effect fronts with chrome effect handles. Over base level units is a grey marble effect Formica worksurface inset with one and a half bowl stainless steel sink, space and plumbing for washing machine, space and wiring for electric cooker with extractor hood over, double panel radiator, space for fridge freezer, television aerial socket, telephone socket and door through to

Utility Room

With units to match kitchen with grey marble effect Formica worksurface inset with one and a half bowl stainless steel sink with wooden shelving over. Wall mounted fuse board, Worcester wall mounted boiler with heating controls below, single panel radiator and door giving access to the **large single garage** which also has access to the rear garden and a range of wall mounted shelves.

A further door from the main hallway leads to the

Sitting Room 19'11 x 13'4 (6.07m x 4.08m)

A large dual aspect room with two single panel radiators, television aerial socket, satellite lead in, central red brick surround fireplace housing gas fired wood burner effect stove, double doors leading out to the large rear garden and sliding doors through to the

Dining Room 13'10 x 9'7 (4.23m x 2.94m)

A further good sized room which is also accessed from the main hallway. With single panel radiator and large window overlooking the rear garden.

Stairs rise from the main hallway up to the

First Floor

Galleried Landing

With Honeywell wall mounted thermostat and door giving access to

Master Bedroom 17'10 x 9'9 (5.44m x 2.98m)

A large dual aspect double bedroom with double panel radiator, television aerial socket, telephone socket, double doors giving access to **large fitted hanging cupboard** with range of shelves and hanging rail and door through to

En-Suite Shower Room

Fitted with low flush WC, pedestal wash basin and corner shower cubicle, large heated towel rail and electric shaver socket.

Further doors off landing lead to

Family Bathroom

Fitted with three piece suite in white comprising pedestal wash basin, low flush WC, plastic panelled bath set into fully tiled recess with glass shower screen and Mira shower over, electric shaver socket, large heated towel rail and extractor fan.

Bedroom Two 15'9 x 10'10 (4.81m x 3.32m)

A further excellent size double bedroom with single panel radiator, satellite lead in and large window overlooking the rear of the property.

Airing Cupboard

Fitted with fully lagged hot water tank and range of partially slatted wooden shelves.

Bedroom Three 13'2 x 7'9 (4.02m x 2.38m)

An excellent size single room or dressing room with hatch to attic, single panel radiator, television aerial socket and outlook over the rear garden.

Bedroom Four 13'1 x 9'3 (3.99m x 2.84m)

A smaller double or excellent size single room with window overlooking the rear garden, television aerial socket and single panel radiator with door through to

Eaves Storage Room 12'4 x 9'6 (3.78m x 2.91m)

An excellent versatile space providing storage or would make an excellent playroom. With restricted ceiling height.

WC

Fitted with pedestal wash basin, low flush WC, single panel radiator and wall mounted mirror fronted medicine cabinet.

Outside

The property is approached off Walnut Tree Avenue which opens into a black paved drive sufficient for two cars. Beyond this is the over-sized single garage with up and over door. A slab path leads to the front door of the property flanked by lawn and well stocked borders. A high level gate gives access into the rear garden which is laid to grass, edged by borders and interspersed with shrubs. There is also a pedestrian door into the garage and a good size shed providing additional storage. **The property has photovoltaic cells and while the landlord will retain the feed in tariff, the tenant will have the benefit of reduced electricity costs.**

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

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>

Council Tax Band F. £3,355.94 payable 2025/2026

Local Authority East Suffolk Council



Directions

From Melton level crossing continue on the A1152 over Wilford Bridge passing the pub on your left. At the roundabout take the first exit signposted Rendlesham. Continue on this road, taking the second left signposted Eyke and Rendlesham. Proceed through Eyke, past the water tower, and take the second left turn into Acer Road. Take the second left onto Sycamore Drive and the first right onto Walnut Tree Avenue. The property will be found adjacent to the Church.

When using what3words // being.tighttest.beep



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

October 2025

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