

*A superb newly refurbished four
bedroom / two bathroom detached
house situated within walking
distance of the town centre*

Rent £1,650 p.c.m
Ref: R2203

First Oaks
9 Brook Farm
Road
Saxmundham
IP17 1XT



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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London SW1A 1NS

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Location

First Oaks is a short distance from the centre of the market town of Saxmundham which offers good local facilities including restaurants, hotel, shops and Waitrose and Tesco supermarkets. Saxmundham railway station has good connections through to Ipswich with connecting trains through to London's Liverpool Street Station.

To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh music and food festivals, is within about three miles to the south, and the County Town of Ipswich lies approximately twenty miles to the south-west.

The Accommodation

Ground Floor

Entering through a half glazed brown UPVC door into

Entrance Hall

With thermostat controls, doorbell, smoke detector and alarm sensor. Large understairs **storage cupboard**. Doors off to

Cloakroom

With low flush WC, wash hand basin, mirror, radiator and the alarm control panel.

A further door off the Entrance Hall leads to

Sitting Room 19'4 x 11'14 (5.79m' x '4.27m)

With a dark wood solid door with latch handles, double glazed windows to side and front elevation and brick fireplace which houses a gas effect wood burner. Television sockets and alarm sensor.





Kitchen/Breakfast Room 18'97 x 11'29 (5.77m' x '4.27m)

A spacious and light kitchen with newly fitted base and wall units with composite worksurfaces, integrated electric oven and hob with extractor hood over. Integrated dishwasher. To the dining area, there are French doors which leads out to the patio area of the garden.

Door from kitchen leading into

Utility

The newly fitted kitchen units and worksurface continue into the utility room. With inset stainless steel sink and space for washing machine. A door leads to the side of the property and rear garden.

Staircase from the hallway leads up to

First Floor

Landing

With smoke detector and walk in airing cupboard housing hot water tank, shelving, pipework for the central heating and Honeywell heating and hot water controls. Doors off to



Master Bedroom 12'11" x 9'8" (3.94m x 2.95m)

Dark wood solid door with latch handles leading into a inner hall which leads to the master bedroom. Eaves storage cupboard, television socket, BT point, double panel radiator, two UPVC windows set in to the recesses overlooking the back garden and front of the property.

En-suite Bathroom

Dark brown solid door with latch handles. A newly fitted bathroom suite comprising of a white suite to include a bath, vanity sink, low level flush WC. Tiled surround, obscure glazed window and extractor fan. Heated towel rail and light up mirror.



Bedroom Two 10'11" x 8'0" (3.35m' x 2.44m')

Solid wood door in dark brown with latch handles. Single panel radiator, inset spotlights, double UPVC window to rear overlooking the garden and built in walk in wardrobe with hanging rail and shelf unit.

Bedroom Three 12'11" x 6'11" (3.94m' x 2.11m')

Solid wood door in dark wood with latch handles. With recessed bay window to the front, single panel radiator, and built in wardrobe with hanging rail and shelf.

Family Bathroom

Solid wood door in dark brown with latch handles. A three piece bathroom suite to include a bath, vanity sink with light up mirror over, low level flush WC. Tiled surround, obscure glazed window and extractor fan. Heated towel rail.

Bedroom Four 12'0" x 8'0" (3.66m' x 2.44m')

Solid wood door in dark wood with latch handles. With single panel radiator, built in cupboard with hanging rail, two double glazed windows in the bay window recess and inset spotlights.





Outside

The property is approached by communal driveway which leads to the property. The front garden is surrounded by a hedge, large trees and driveway parking for two to three cars. There is a single garage with a up and over electric door.

The rear garden has side access, and rear access from the garage. There is a wooden shed available for use. Slabbed patio immediately outside the French doors and the garden is laid to lawn with shrubs and borders.

Services Mains water, drainage, gas and electricity connected. Gas fired central heating. Burglar alarm.

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>

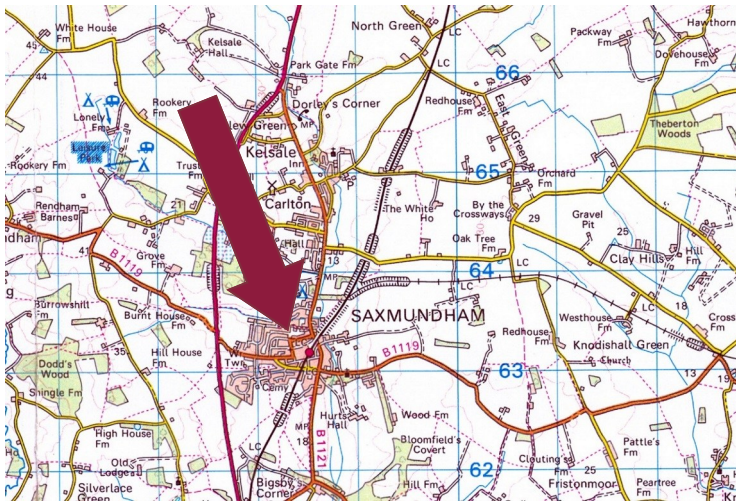
Council Tax Band E. £2806.53 payable 2025/2026

Local Authority East Suffolk Council

Viewing Strictly by appointment with the agent.

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.

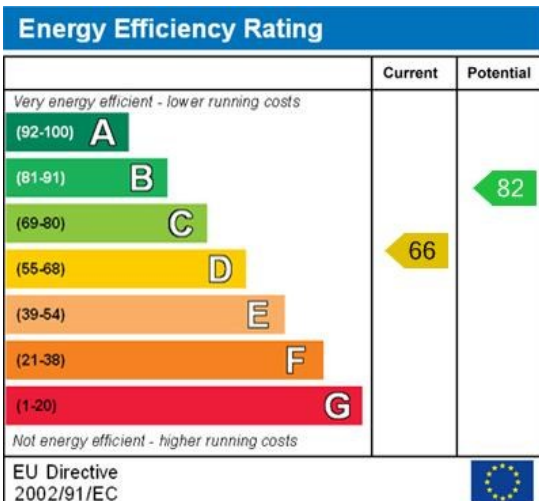
November 2025



Directions

From Framlingham take the B1119 signposted Saxmundham passing through the villages of Sweffling and Rendham. At the junction with the A12 turn right, then immediately left into Saxmundham. Take the first left hand turn into Brook Farm Road and continue through, passing the primary school. The property can be found on the right hand side just prior to the junction where a Clarke & Simpson board will be positioned. For those using the What3Words app:

/// composes.torch.respect



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