

A furnished, well presented spacious three double bedroom semi-detached cottage with large open-plan living area and pretty cottage gardens.

Rent £1,750 p.c.m
Ref: R2515

Address:
Fern Cottage
Lower Road
Grundisburgh
Suffolk



A superb three bedroom semi-detached cottage which has been extended in the past to provide spacious living accommodation. This characterful cottage offers beautifully light and spacious accommodation.

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

Contact Us



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Location

Fern Cottage is a charming much improved and extended semi-detached cottage which is situated within a rural location, set on a quiet lane in the village of Grundisburgh. The village benefits from a primary school, pub, village store, doctor's surgery, two coffee shops, delicatessen, and playing fields. The market town of Woodbridge is just three miles away, and here there is an excellent range of shops and services. There is a railway station connecting to Ipswich and services to London Liverpool Street, and the Heritage Coast lies within fifteen miles, with popular resorts such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

Ground Floor

The property is entered via three steps down to a set of partially glazed doors into the open plan living area, which comprises a large dining area, raised seating/study area and impressive bespoke kitchen made by local craftsmen.

Dining Area 18'7 x 16'0 (5.66m x 4.88m)

A spacious area with wood effect flooring and double French doors to the garden. Radiator. With step up to the



Seating/Garden Room 13'2 x 12'2 (4.01m x 3.71m)

A light space with French doors into the garden and an alcove. Radiator. An opening leads you into the

Sitting Room 19'6" x 13'2 (5.94m x 4.01m)

A well laid out room with window to front elevation, offers a wonderfully cosy spot. Slate tiled hearth with wood burning stove. Wall mounted lights. A further opening leads back to the stairwell and a wheelchair accessible door leads to:

Cloakroom

With WC and wash basin, with glass under shelf. Worcester gas boiler mounted on wall. Obscure glazed window, inset spotlights and extractor fan.



Kitchen Area 17'7 x 10'5 (5.36m x 3.18m)

With two windows overlooking the driveway. A well laid out beautiful hand made kitchen comprising a range of base and wall units with wooden work surfaces, breakfast bar. and inset matching dresser shelving. One-and-a-half bowl ceramic sink with drainer and mixer taps over. Gas range cooker with extractor hood over. Integrated dishwasher and free standing washing machine and American style double door fridge/freezer. Integrated seating area and inset spotlights.





From the kitchen a staircase flanked by a feature full length window leads to

First Floor

Landing

With low level window opening onto a flat roof and doors to

Bedroom One 12'11" x 12'5" (3.94m x 3.78m)

A double bedroom with window overlooking the front garden. Small open area for storage which houses the electric fuse board. Radiator. A door leads to

En-Suite Bathroom

With suite comprising bath with overhead rainfall shower and screen, WC and wash basin with glass shelf under. Radiator. Extractor fan. Inset spotlights and wall mounted light. Window to rear.

Bedroom Two 15'6" x 14'6" (4.72m x 4.42m)

A large double south facing bedroom with two windows overlooking the rear garden. Radiator.

Bedroom Three 17'0" x 13'0" (5.18m x 3.96m)

A further large double bedroom with two west facing windows. Radiator.

Family Bathroom

With free standing bath, glass screen shower cubicle with rainfall shower, WC and wash basin with glass shelf below. Tiled splashbacks. Radiator and extractor fan. Obscure glazed window, wall mounted light and inset spotlights.





Outside

To the front of the property is a well maintained cottage style garden offering traditional wildflowers and perennial plants, brick path and mature hedge border. The driveway, which has raised well stocked beds, has ample parking for four vehicles, together with a raised area with brick surround and large shed for storage.

Steps from the driveway lead down to the front door and a paved and gravel path leads around the property to the rear south facing garden. The rear garden has been well designed and provides a patio area, further seating area to the bottom of the garden, raised and well stocked flower beds. There is a lawn area and a further shed for storage.

The windows throughout are Evolution Storm which comes with a 1.40 rating as standard helping to reduce heating costs.



Services Mains water, sewerage and electricity. Gas fired central heating.

Council Tax Band D; £2,160.82 payable 2025/2026

Local Authority East Suffolk Council

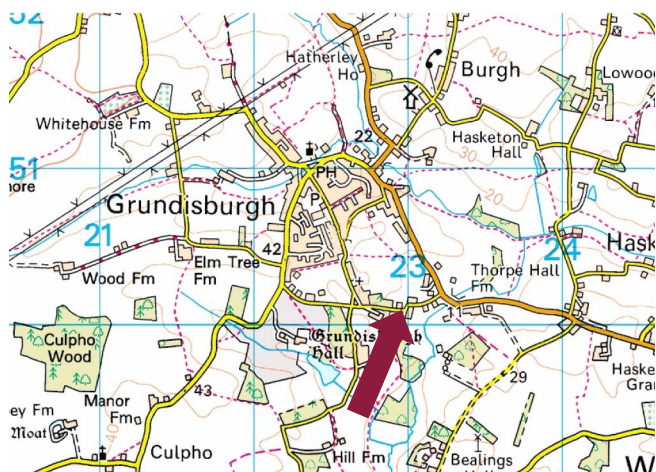
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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Viewings 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.

May 2025



Directions

Heading south on the A12, at Woodbridge take the B1079 (Dobbies roundabout) signposted Grundisburgh and Hasketon. Just after the village sign, turning left into Lower Road, the lane which is sign posted quiet lane and follow the road around a very sharp bend where the property will be situated on the left hand side. For those using the

What3Words app: /// neck.dizzy.ambushed

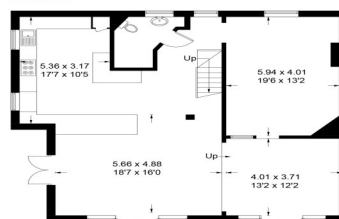


Fern Cottage, Grundisburgh

Approximate Gross Internal Area = 188.4 sq m / 2028 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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