

*A very well presented unfurnished four bedroom detached property within a quiet residential development. Garage and parking to the rear.*

Rent £1,500 p.c.m  
Ref: R2520

30 Century Drive  
Kesgrave  
Suffolk  
IP5 2EL



To let unfurnished 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](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

30 Century Drive is situated in Kesgrave which is an accessible location between the historic market town of Woodbridge and the well served County town of Ipswich. This offers a good range of amenities including a supermarket, public houses, two post offices, butchers, doctors, dentists, two primary schools and a high school. Kesgrave also offers various sports facilities including an indoor sports centre and a renowned conference centre. There are regular bus services to Ipswich and good road access is afforded to the A14 and A12 to Woodbridge to the North and Colchester and London to the South. Ipswich also benefits from a mainline railway station with services to London's Liverpool Street. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast.

## The Accommodation

### Ground Floor

The property is entered through the partially glazed door to the

#### *Entrance Hall*

With a wall mounted Honeywell thermostat for the gas heating and a door which leads to a large under stairs cupboard with shelving and coat hooks. There is a further door in to a shelved shoe cupboard where the fuse board is located.

A further door leads in to the

#### *Cloakroom*

With obscure glazed window, low level flush WC, a large vanity sink with mixer tap and a drawer underneath. Radiator.

#### *Sitting Room* 15'7" x 10'11" (4.75m x 3.35m)

A light room with window to the front elevation with fitted window shutters, a radiator with radiator cover, a fireplace with hearth and inset gas fire, a further radiator, BT and TV point and floating shelves on the wall.

#### *Dining Room* 10'11" x 9'1" (3.33m x 2.78m)

With French doors leading us in to the garden. Radiator

#### *Kitchen* 14'3" x 8'4" (4.36m x 2.55m)

With a range of base and wall units, inset wooden work surfaces, tile splashback surround, inset one and a half bowl black sink with mixer tap. Integrated Bosch double electric oven, integrated Bosch gas hob with extractor hood, integrated fridge freezer, space and plumbing for washing machine and dishwasher, radiator , wall mounted shelves, strip spotlights and a window to rear elevation.



## First Floor

### *Landing*

With built in cupboard with hot water tank, with slatted shelves, radiator and loft hatch. Doors open to



**Master Bedroom** 14'1" x 9'2" (4.31m x 2.80m)

With wooden panelling on the wall, window to rear elevation and a door which leads into a cupboard which has shelves and rail for hanging. TV point and radiator.

**Ensuite-Shower Room**

With obscure glazed window, individual shower cubicle with tiled surround. Flush WC, a vanity sink with mirror over. Shelving, shaver point, inset spotlights, extractor fan and radiator.

**Bedroom Two** 11'0" x 8'7" (3.36m x 2.63m)

Further double bedroom with window to rear elevation. Radiator and TV point.



**Bedroom Three** 10'2" x 11'3" (3.10m x 3.45m)

A smaller double bedroom with window to front elevation. Radiator and TV point.

**Family Bathroom**

Comprising of a white suite bath with mixer taps and a shower head over with glass screen. Low level flush WC, vanity sink with glass shelf and shaver socket, tiled splashback. Inset spotlights, radiator, extractor fan and obscure glazed window.

**Bedroom Four** 10'2" x 6'3" (3.12m x 1.93m)

A good sized single bedroom with shelving and hanging rail. Window to front elevation and radiator.

**Outside**

The front of the property is approached via a paved path, with brick boarded shingle areas. Hedging separates the neighbouring property. To the side of the property is a wrought iron gate leading to the rear parking area and garage.

The rear garden is fully enclosed with a slate patio and a raised lawn area. There is a shed to the side of the property for storage. A gate which leads out into the parking area where there is a single garage attached to the property which has power.

**Services** Mains electricity, gas, water and drainage

**Council Tax** Band D; £2,223.35 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.

**July 2025**



## Directions

Heading south along the A12 towards Woodbridge proceed towards Martlesham. At the traffic controlled roundabout take the third exit onto the A1214 Main Road. Proceed along this road and take the first exit at the first roundabout signposted Grange Farm, onto Ropes Drive. Take the second exit at the next roundabout and turn right into Century Drive. The property will be situated on the right hand side as identified by the Clarke and Simpson 'To Let' board.

For those using What3words app:  
///mile.insert.lies



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.