

A three bedroom spacious semi-detached property situated in a convenient position within the village of Marlesford

Rent £1,200 p.c.m
Ref: R3012

2 Ivy House Cottages
Marlesford
Suffolk
IP13 0BZ



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

2 Ivy House Cottages is situated in a convenient position within the popular village of Marlesford. The picturesque village of Marlesford is situated about two miles north of the small town of Wickham Market and about fourteen miles north of the County Town of Ipswich. Inter-City trains run from there to London's Liverpool Street Station take just over an hour. Wickham Market also has a nearby railway station at Campsea Ashe and is just off the A12 which provides fast dual carriageway driving to Ipswich, London and the South.

The historic market town of Framlingham lies about five miles to the north-west, with its good choice of schooling in both the state and private sectors. Woodbridge, on the banks of the River Deben, with its further choice of schooling lies about eight miles to the South.

The Accommodation

Ground Floor

The property is entered through a partially glazed UPVC door with a steel glass and side opening obscure window in to the

Entrance Porch

With radiator. A door leads to the

Cloakroom

With wash handbasin, WC and obscure small opening window

From the entrance porch, a door leads to the

Kitchen/Breakfast Room 14'5" x 18'0" (4.40m x 5.49m)

A range of base and wall units with wood effect work surfaces. Tile splashback surround with inset one and a half stainless steel sink with mixer tap over. Integrated electric oven with induction hob and extractor hood over. Space for dishwasher and fridge freezer. Door to walk-in pantry and further cupboard with slatted shelving which is where the hot water tank is situated.

From the kitchen, a door leads to the

Utility Room 17'11" x 8'1" (5.48m x 2.48m)

With a range of base and wall units. Inset stainless steel sink with roll-top worksurface. There is shelving with work surface over. Space for washing machine and tumble dryer. Window to rear elevation and partially glazed door to the rear garden.



Dining Room 12'11" x 14'5" (3.96m x 4.41m)

A light and spacious room with dual aspect windows. Radiator.

Returning to the kitchen, there is a door which leads in to

Lobby/Study Area 17'1" x 3'10" (5.21m x 1.17m)

Window to side elevation. Radiator. A door leads in to the

Sitting Room 12'0" x 12'11" (3.68m x 3.95m)

With window to the side elevation. Radiator. TV and BT point.



Returning to the lobby/study area, a staircase leads to the

First Floor

Landing

With window, shelving and radiator. Doors open to

Bedroom One 15'4" x 13'5" (4.68m x 4.11m)

Dual aspect windows to the front and rear elevation. Radiator

Bedroom Two 11'5" x 8'7" (3.49m x 2.62m)

Window to front elevation. Radiator. Glazed panel in wall to allow light.

Family Bathroom

A newly fitted white suite comprising of a bath, pedestal wash handbasin and low-level flush WC. Walk-in shower which is fully enclosed with tiled walls. Radiator together with a heated towel rail. Window to the front elevation.

Bedroom Three 12'8" x 11'5" (3.88m x 3.48m)

A further double bedroom. Radiator. Window to the side elevation.

Outside

The property is accessed via a shared driveway with the attached property, leading to a shared parking area with parking for at least two cars. From the parking area a door gives to the main entrance. The main area of garden is to the rear of the property which is mainly laid to grass and edged by wooden fencing and mature hedgerows and shrubs. To the front of the property is a large wooden garage for storage.

Services Mains electricity and water. Private drainage. Oil fired central heating.

Council Tax Band D; £2,199.49 payable 2025/2026

Local Authority East Suffolk

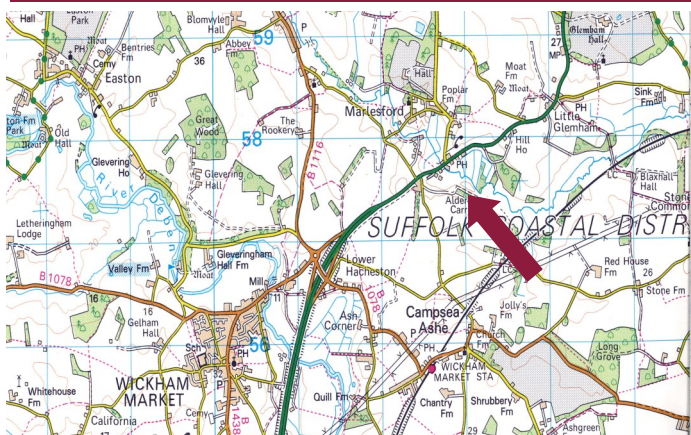
Viewings Strictly by appointment with the Agent.

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>



Directions

Heading North along the A12 from the Wickham Market bypass, proceed towards Marlesford. On entering the village take the first right hand turning just before the Farm Café and the property will be situated a short distance along on the right hand side.

For those using What3words app:
///soothing.nooks.biggest



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 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.

September 2025

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