



Wrentham,

£3,500 PCM

- Detached former bakery
- Sociable kitchen with breakfast area
- EPC: D
- Opposite bus stop for Sizewell C
- Fully furnished
- Two further reception rooms
- Holding deposit: £807.69
- All bills included
- Three double bedrooms
- Pet considered

London Road, Wrentham

An outstanding detached three bedroom fully furnished property located in the heart of the popular, accessible village of Wrentham. The monthly rent includes all bills along with a clean and linen turnover service every two weeks. GFCH. EPC D.



Council Tax Band: D



DESCRIPTION

Flick & Son are pleased to offer for rent this outstanding detached three bedroom fully furnished property located in the heart of the popular, accessible village of Wrentham.

ACCOMMODATION

Welcome to this beautifully presented fully furnished home, offering generous accommodation, charming character features and superb versatility, all set within an attractive plot complete with ample parking and a double carport. With an approximate gross internal area of 221 sq m / 2,379 sq ft, this property provides an excellent blend of spacious living areas and well-designed private rooms.

A welcoming hallway leads into the heart of the home, where the impressive kitchen/diner offers ample workspace and a sociable layout. Adjoining this is a bright breakfast area which leads through into the elegant dining room providing a sophisticated setting for dining.

To the opposite side of the property, the generous lounge features large windows allowing natural light to pour in along with a woodburner to create a cosy atmosphere when desired. Additional ground-floor conveniences include a boot room with direct access to the garden, utility room and a W/C.

The first floor boasts a well-planned layout with three excellent bedrooms. The principal bedroom enjoys generous proportions along with a luxurious en-suite bathroom that includes both a stunning bathtub and separate walk in shower. There are two further large double bedrooms which share a stylish modern shower room.

Please note the bedroom which currently has twin beds will be changed to a double bed for additional comfort.

Outside to the rear there is good size enclosed garden along with a double carport and ample driveway parking. There is additional parking across the road if required.

The property is heated via gas fired central heating. It has an EPC rating D.

LOCATION

Wrentham has two public houses, deli/cafe, general store, tennis courts, bowls club and is within a mile and a half of the beach at Covehithe. Five miles to the south is the renowned coastal town of Southwold, a premier holiday destination on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Eight miles to the north is the coastal town of Lowestoft, a former fishing port with a wide range of shopping and leisure facilities.

AVAILABILITY

The property is available from the 24th January 2025 for an initial 6 month term.

Deposit required: £4,038.46

The property is offered as a fully service let. All bills including TV & broadband are included in the monthly rent, along with a full clean and linen turnover every two weeks.

Pet considered. Sorry no smokers.

VIEWINGS

Please contact Flick & Son, Ashford Ho
Saxmundham, IP17 1AB for an appoint





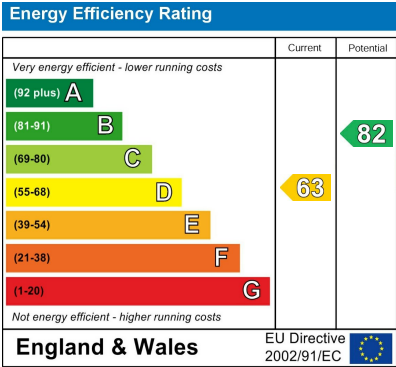


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com