

*A spacious and recently extended five bedroom detached bungalow situated in a quiet cul-de-sac in the popular village of Middleton*



## RENT

£1,300 PCM

Ref: R1747

## Address

9 Minsmere Rise  
Middleton  
Saxmundham  
Suffolk  
IP17 3PA



A spacious detached five bedroom bungalow situated within a popular coastal village. Two reception rooms, sun room and double garage. Ample driveway parking and pretty enclosed rear garden

**To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.**

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## **Location**

Minsmere Rise lies in a tucked away position, yet is located close to the centre of the popular village of Middleton. Middleton is quietly situated amidst most attractive, gently undulating countryside and benefits from a small primary school and a popular, traditional public house, The Bell.

The village lies approximately 4 miles from the Suffolk Heritage Coast. Aldeburgh is about 8 miles and the pretty coastal town of Southwold some 10 miles. Other attractions of the Heritage coastline include Snape Maltings Concert Hall and Iken Cliffs. Dunwich Heath and the internationally renowned Minsmere Bird Sanctuary is about 4 miles. Within about 3 miles is nearest railway station at Darsham which benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

## **The Accommodation**

Entering through a solid wooden door into

### *Entrance Hallway*

With double panel radiator, Honeywell heating and hot water controls and door giving access to the boiler cupboard housing the gas fired boiler.

Doors lead off to the

### *Cloakroom*

Fitted with low flush WC, wall mounted wash hand basin and double panel radiator.

### *Kitchen* 13'1 x 8'2 (3.99m x 2.49m)

Fitted with a good range of base and eye level kitchen units with Formica worksurface over inset with a single bowl single drainer stainless steel sink. Space for electric cooker. Space for fridge-freezer. Space and plumbing for washing machine. Water softener. Double panel radiator and door giving access to the

### *Sun Room* 10'9" x 10'1" (3.287m x 3.095m)

A glass and UPVC constructed addition providing a bright spacious sun room which leads into the garden.

### *Sitting Room* 16'10 x 12'1 (max) (5.13m x 3.68m)

A good size room with large window overlooking the front of the property, two double panel radiators, telephone socket, TV aerial socket and central brick fireplace with gas fire. An open archway leads through to the

### *Dining Room* 10'6 x 9'4 (3.2m x 2.85m)

With adequate space for large dining table and chairs, double panel radiator and patio doors leading out to the rear garden.

A further door off the entrance hallway gives access to the

### *Inner Hallway*

With doors off to the

### *Master Bedroom* 18'10" x 11'7" (5.746m x 3.542m)

A recently constructed light bedroom with dual aspect windows overlooking the garden. Double panelled radiator, TV point and bespoke built-in wardrobes with sliding doors, shelving and hanging rails. A door leads into the

### *En-suite Shower Room*

Again, a recently installed shower room which has a double shower walk-in shower cubicle with sliding door extractor fan, inset spotlights, vanity sink with double cupboard under and low level flush WC. Window to the front elevation, shaver socket and heated towel rail.

### *Bedroom Two* 12'10" x 8'11" (3.929m x 2.738m)

A further recently constructed bedroom with window to the rear elevation overlooking the garden. Wall mounted lights and double panelled radiator.

### *Family Bathroom*

Fitted with low flush WC, pedestal wash basin and bath with mixer tap and shower attachment over, double panel radiator, shaver light and socket.

### *Bedroom Three* 13'1 x 10' (3.99m x 3.05m)

A good size double bedroom with window overlooking the rear garden and double panel radiator.

### *Bedroom Four* 10'2 x 9'6 (3.1m x 2.9m)

A further good size double bedroom with window looking towards the front, double panel radiator and TV aerial lead in.

### *Bedroom Five* 10'1 x 7'6 (3.07m x 2.3m)

A good size single bedroom with double panel radiator and window looking towards the rear.

### *Walk-in Fitted Cupboard*

Fitted with a range of wall mounted shelving.

## **Outside**

The property enjoys a tucked away position in the centre of Minsmere Rise, being a small private Cul-de-Sac.

To the front of the property there is a large parking area which is sufficient for at least three cars. Adjoining the parking area is a detached double garage with up and over doors and power and light connected. There is an excellent size garden to the rear of the property which is mainly laid to grass but edged by mature hedges and shrubs with a paved patio seating area which can be accessed from the dining room.

*Services* Mains water, drainage and electricity. LPG central heating.

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


*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

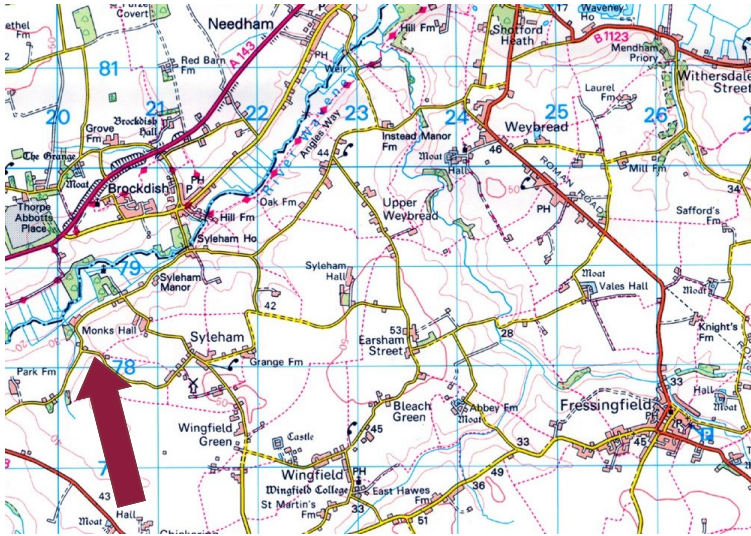
*Council Tax* Band D. £2,174.23 payable 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

*January 2026*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



## Directions

From Framlingham, proceed out on the B1120. At the junction with the A1120, turn right signposted Yoxford. Continue on this road passing through the villages of Peasenhall, Sibton and Yoxford. At the Junction with the A12, turn left and take the next right (B1122) signposted Middleton and Leiston. Continue on this road for approximately three miles. From the A14 take the third left into Middleton village and Minsmere Rise will be found on the right hand side.

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