

A well presented three bedroom semi-detached property situated in a rural position on the outskirts of the village of Falkenham



RENT

£ 1,300 PCM

Ref: E/Kirton/8031

Address

2 St Davids Cottages
Kirton Road
Falkenham
Ipswich
Suffolk IP10 0QX



A three bedroom semi-detached house comprising: Entrance lobby, utility/cloakroom, open plan kitchen/dining room, living room. To the first floor are three bedrooms and a bathroom. Off road parking and garage. Enclosed gardens to front and rear. Outbuilding for useful storage.

To let unfurnished on an Assured Periodic Tenancy.

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

2 St Davids Cottage is located in the rural village of Falkenham. The neighbouring village of Kirton has a public house and is within easy driving distance to the thriving towns of Felixstowe and Woodbridge, both providing a variety of everyday facilities. There are many country paths and bridleways around Kirton including along the picturesque River Deben, an area of Outstanding Natural Beauty.

The County town of Ipswich is approximately 10 miles to the north west. Ipswich provides a full range of local shopping, commercial, educational and recreational facilities as well as main line rail services running regularly to London's Liverpool Street taking just over the hour. The property is also ideally located for access to the A14. This in turn, links Cambridge and the Midlands as well as London via the A12.

The Accommodation

2 St Davids Cottage is a well presented red brick semi detached cottage with accommodation arranged over two floors. The property is accessed via a front drive leading to a side gate. The entrance is found at the rear of the property. Entering the property leads to the rear entrance hallway with understairs storage area.

Door off to cloakroom fitted with wash hand basin and WC. Roll top work surface over with space and plumbing for washing machine.

Door off to a dual aspect open plan kitchen/dining room fitted with base and wall mounted kitchen units with roll top work surfaces and tiled splashbacks. Stainless steel sink with mixer tap. Stainless steel extractor hood. Space for cooker. Space for freestanding fridge freezer. Brown carpeting. Window overlooking the rear of the property. Dining area benefits a Dimplex electric wood effect stove and stone hearth. Large bay window overlooking front of the property. Parquet hardwood flooring.

Door off to living room/study fitted with single panel radiator and window overlooking front of the property.

From hallway stairs rise to the first floor landing with window overlooking side of the property, with doors leading off to three bedrooms, all enjoying views over the garden and countryside. Bathroom is fitted with P shaped panelled bath with tiled surround and chrome shower controls and shower head. Pedestal wash hand basin. WC. Chrome heated towel rail.

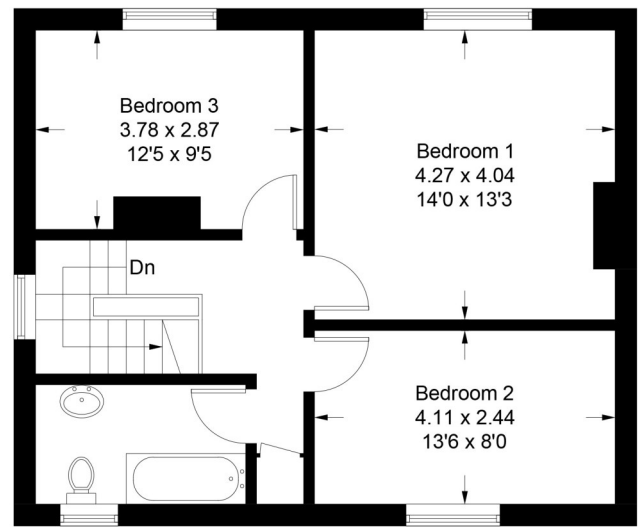
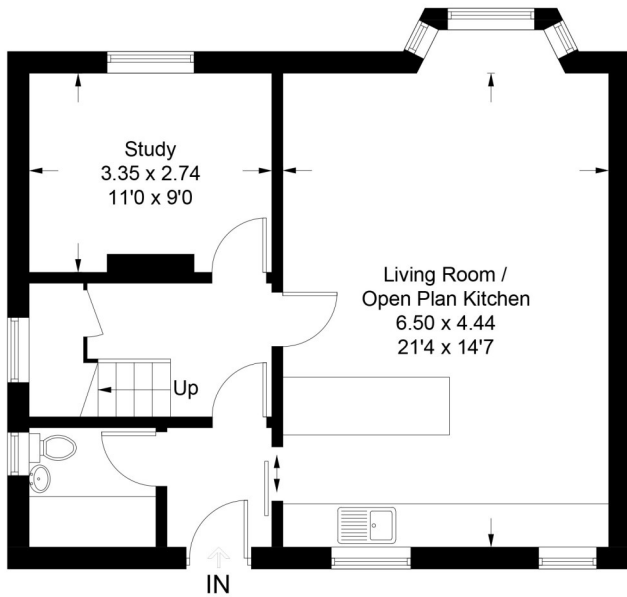
Outside

The front and side of the property there are gardens with are mainly laid to lawn with mature hedging and fencing to all boundaries. A paved path leads to the rear of the property. With off road parking to the front and side of the property. The rear of the property is predominantly laid to lawn with mature hedging and fencing to all boundaries. The property offers a garage, together with a useful outbuilding providing useful storage space.



2 St. Davids Cottages, Falkenham

Approximate Gross Internal Area = 106.0 sq m / 1141 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains electricity and water connected. LPG fired central heating. Private drainage connected. Please note this will incur an annual cost.

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>

EPC Rating = E (Copy available from the agents upon request)

Council Tax Band C; £2,030.28 payable per annum 2026/2027

Local Authority East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT; Tel: 0300 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.

September 2026

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Directions

From Ipswich take the A14 towards Felixstowe. Take the exit for Kirton Village. Bare right onto Innocence Lane. At the T-Junction turn left onto Trimley Road. Drive into Kirton village and then turn right onto Falkenham Road. Follow the road for 1 mile. 2 St David Cottage is found on the left hand side.

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