

A recently renovated and well presented three bedroom semi-detached property with spacious gardens, driveway and garage.



RENT

£1,200 PCM

Ref: R2585

Address

Greenways,
Kenton Road,
Bedingfield,
Suffolk,
IP23 7LH



A spacious semi-detached house.

Entrance hall, 'L' shaped sitting / dining room. Newly fitted kitchen, utility/boiler room, cloakroom. Three first floor bedrooms and family bathroom. Good size gardens front and rear, Driveway parking and single garage.

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

Greenways is situated in a lovely rural location on the outskirts of the village of Bedingfield, which benefits from a church and village hall. Further facilities can be found in the larger village of Debenham, which is approximately 3½ miles to the south.

The market town of Eye is approximately five miles to the north of the property, providing a range of independent local shops, as well as Barclays Bank, two Co-operative supermarkets and a newsagent. There are various eateries, including The Queen's Head public house, a selection of fast food outlets and take-aways. There are further facilities in Diss, which is approximately ten miles from the property. Diss has direct rail services to both Norwich (17 minutes) and London's Liverpool Street station (1 hour 20 minutes), and also offers Tesco, Morrison and Aldi supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west and links to the country's dual carriageway network, as well as Norwich and the county town of Ipswich.

The Accommodation

Ground Floor

Entering through a partially glazed door in to the

Entrance Hallway

With batten and coat hooks. Radiator. A door leads into the

Sitting / Dining Room 22'6 x 20'9 (6.90m x 6.40m)

A spacious L-shaped sitting and dining room featuring an ornate fireplace, an elegant archway leading to the larger reception area, and triple-aspect windows that fill the space with natural light. Radiators throughout provide efficient heating.

Utility Area 11'4 x 5'5 (3.48m x 1.70m)

Utility area with a large double-door cupboard and space for a washing machine, tumble dryer and fridge/freezer.

Kitchen 8'2 x 10' 2.51m x 3.05m (max)

Walking through an archway to the main kitchen area which is fitted with a range of wall and base units, roll-top work surfaces, tiled splashbacks, integrated electric oven and induction hob, and space for a dishwasher. Dual-aspect windows. A further archway leads to a rear lobby with oil-fired boiler, coat hooks and door to the garden.



Cloakroom

Comprising of a low level flush WC, corner basin and obscure glazed window.

Returning to the entrance hall, a staircase rises to

First Floor

Landing

With double glazed window overlooking the side elevation. Airing cupboard where the hot water tank and fuse board is situated.

Bedroom One 14'1 x 10' (4.32m x 3.07m)

A spacious double bedroom with windows overlooking the front elevation. Built-in cupboard with hanging rail and shelf. Radiator.

Bedroom Two 11'4 x 9'1 (3.49m x 2.77m)

A further double bedroom with windows to the front elevation. Double door wardrobe with hanging rail and shelving. Radiator.

Bedroom Three 10' x 6'8 (3.07m x 2.10m)

A good size single bedroom with window to the rear elevation overlooking the garden. Open shelf with hanging space. Radiator.

Family Bathroom

Comprising of a three piece suite with Mira electric shower over the bath. Pedestal wash handbasin, WC, tiled splashback surround. Inset spotlights, obscure glazed window and radiator.

Outside

To the front of the property, there is a well-maintained lawned garden with mature shrubs, along with a separate driveway leading to a single garage.

To the rear, the property boasts a generous lawned garden featuring mature fruit trees and a double-door garden shed, providing ample outdoor space for relaxation and storage.

Viewing Strictly by appointment with the agent.

Services Mains electricity, oil fired central heating, water and drainage.

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>

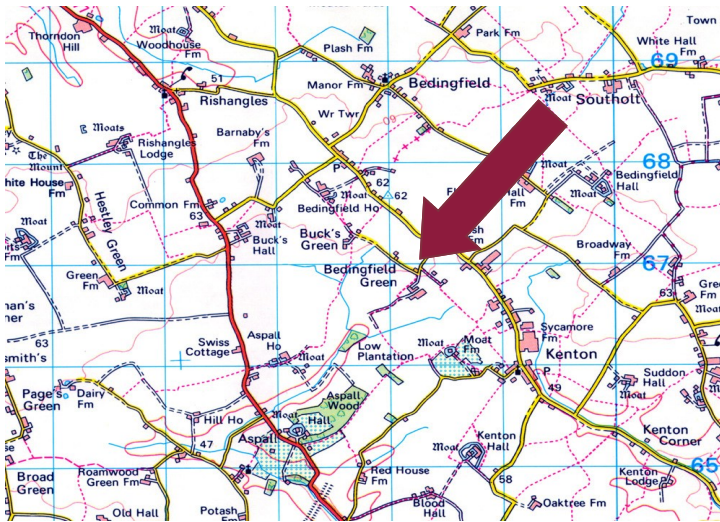
EPC Rating = (Copy available from the agents upon request).

Council Tax Band C; payable £1,970.15 per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House. 8 Russell Road, Ipswich, IP1 2BX
0300 1234 000

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.

August 2026



Directions

From Debenham, head in a northerly direction on the B1077 towards Eye. Head south on High street B1077 towards Gracechurch Street. Turning left onto Cross Grn, then left onto Kenton Road, left again onto Eye Road where the property will be found on the left hand side.

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