

A three bedroom semi-detached property situated in a quiet residential area within the village of Elmswell



RENT

£1,250 PCM

Ref: R2081

Address

14 Loch Rannoch
Close
Elmswell
Bury St Edmunds
IP30 9FA



Entrance hall, cloakroom, fitted kitchen, dining room, sitting room and conservatory. To the first floor a master bedroom with en-suite, two further bedrooms and a family bathroom. Parking and garage to the rear. Enclosed garden.

To let unfurnished for a six month period under
Ground 5 Minister of Religion

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

14 Loch Rannoch Close is situated in the centre of the thriving village of Elmswell which has a good range of local amenities including a Co-op food-store, two public houses, a library, primary school, nursery, pre-school and railway station. Elmswell is situated in the heart of Mid Suffolk, halfway between Bury St Edmunds and Stowmarket, just off the A14.

Bury St Edmunds is 10 miles to the west and has a comprehensive array of leisure and retail facilities together with easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the West. There are also train services to Ipswich and onto London Liverpool Street and also to Cambridge with connecting services to London Kings Cross.

The Accommodation

Ground Floor

Entering through a partially glazed door into

Entrance Hallway

With stairs off to the first floor, under stairs cupboard, radiator and doors off to

Cloakroom

Fitted with low flush WC, wash hand basin and radiator.

Kitchen 15'11 x 9'10 (4.85m x 3m)

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 with extractor hood above. Space and plumbing for washing machine and slimline dishwasher. Space for fridge freezer. Radiator. Door giving access to the side path.

Dining Room 9'4 x 8'5 (2.84m x 2.57m)

With space for table and chairs, radiator and French doors through to the conservatory.

An open archway leads through to the

Sitting Room 14'3 x 11'3 (4.34m x 3.43m)

A good size, light room with bay style window overlooking the rear garden. Radiator, TV socket and telephone socket. Door leading back to the entrance hallway.

French doors from the dining area give access to the

Conservatory 8'10 x 7'11 (2.69m x 2.41m)

Fully glazed on brick plinth and with French doors leading out to the rear garden.

Stairs from the entrance hallway lead up to the

First Floor

Landing

With radiator and doors off to

Bedroom One 11'6 x 9'1 (3.51m x 2.77m)

A double bedroom with window overlooking the rear garden, two fitted hanging cupboards, radiator and door through to

En-Suite Shower Room

Fitted with low flush WC, pedestal wash basin and fully tiled shower cubicle. Heated towel rail, shaver socket and extractor fan.

Bedroom Two 11'6 x 9'3 (3.51m x 2.82m)

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

Bedroom Three 9'1 x 7'8 (2.77m x 2.34m)

A small double or good size single room with fitted hanging cupboard and radiator.

Bathroom

Fitted with low flush WC, pedestal wash basin and plastic panel bath with mixer tap and shower attachment over. Heated towel rail, shaver socket and extractor fan. Door giving access to the airing cupboard housing the hot water cylinder and partially slatted shelving.

Outside

To the front of the property there is a paved pathway, flanked by areas laid to shingle, leading up to the front door. A wooden gate gives access to a side passage leading to the enclosed rear garden. There is an area laid to grass with the remainder being of paved seating areas and pathways. There is a wooden garden shed available for use. A second wooden access gate leads out to the parking area with space for one or two cars immediately in front of the detached single garage.

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas water and drainage connected. Gas fired 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>

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

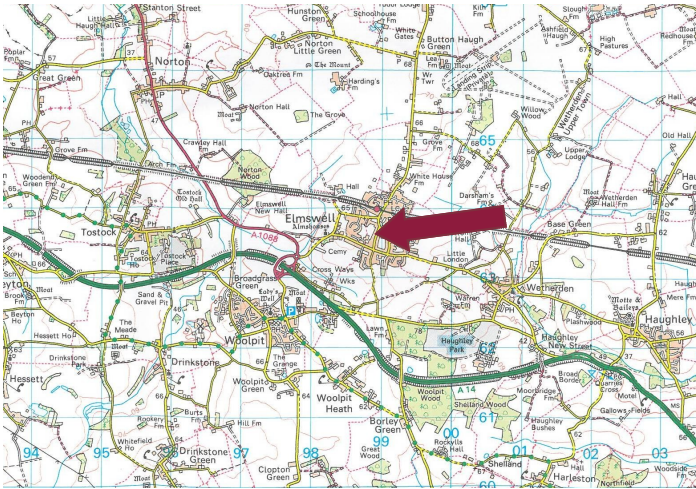
Council Tax Band £2,087.45 payable 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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		
81-91	B		88 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

From the A14 trunk road, exit at Junction 47 where signposted Elmswell and follow the signs into the village. Continue along Church Road, taking the left hand turn into New Road where signposted for the train station then take the second left turn into Loch Rannoch Close and the property will be found on the right as identified by the Clarke and Simpson "To Let" board.

For those using What3words app:
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