

A spacious unfurnished five bedroom family home in a secluded spot within this popular residential area.



RENT

£1,500 PCM

Ref: R676

Address

17 Lark Rise
Martlesham Heath
Ipswich
Suffolk
IP5 3SA



Entrance hall, kitchen utility, cloakroom, sitting room and dining room. Five bedrooms, family bathroom and en-suite. Double garage, driveway parking, front and rear gardens.

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

The property is situated on the edge of Martlesham Heath with excellent access to both the A12 and A14. The desirable market town of Woodbridge lies 4 miles to the north and the county town of Ipswich 4 miles to the west.

The Accommodation

Ground Floor

Entering through glazed wooden entrance door into

Entrance Hallway

A large space with double panel radiator, chime for doorbell, Honeywell wall mounted thermostat. Stairs to the first floor galleried landing. A good size cupboard under stairs providing additional useful storage. Doors off to

Sitting Room 27'7 x 15'8 (8.40m x 4.77m)

An excellent size quadruple aspect room with two double panel radiators, brick surround open fireplace, satellite lead in, television aerial socket, telephone socket and large sliding patio doors giving access to the decked area and garden beyond. Further doors off entrance hallway to

Cloakroom

With pedestal wash basin and low flush WC in white. Ideal gas fired boiler and Honeywell controls.

Kitchen 14'3 x 9'9 (4.34m x 2.97m)

Fitted with an excellent range of base and eye level kitchen units with roll over marble effect formica work surface inset with plasticised sink. Double panel radiator, space and plumbing for gas cooker, space and plumbing for dishwasher, space for fridge/freezer and further space for a table. Large window overlooking the rear garden. Door through to

Utility Room 9'9 x 5'7 (2.97m x 1.70m)

Fitted with further base and eye level units to match that of kitchen with roll over marble formica effect work surface, space and plumbing for washing machine, double panel radiator and space for large fridge/freezer. Further door from entrance hallway leads to

Dining Room/Study 12'6 x 11'7 (3.81m x 3.53m)

A good size dining room or excellent study. With double panel radiator, telephone socket and large window overlooking the front garden.

Stairs from the entrance hall lead to

First Floor

Galleried Landing

With doors off to

Bedroom One 12'6 x 9'10 (3.81m x 2.99m)

A good size double bedroom with single panel radiator, television aerial socket and large window overlooking the front of the property.

Bedroom Two 11'8 x 13' (3.55m x 3.96m)

A further large double bedroom with large window overlooking the rear garden and green area beyond. Single panel radiator, telephone socket and two large double door fitted hanging cupboards comprising full width shelves and rails below. Door through to

En-Suite Bathroom

Three piece suite in pale brown comprising vanity mounted basin, low flush WC and plastic panelled bath. Silavent extractor fan and electric shaver socket.

Airing Cupboard

A very large space fitted with fully lagged hot water tank, electric immersion and associated controls and good range of partially slatted wooden shelves. There is a further **cupboard** providing useful additional storage.

Family Bathroom

Fitted with three piece in white comprising low flush WC, pedestal wash basin, plastic panelled bath set into fully tiled recess with Mira Event electric shower over. Silavent extractor fan, single panel radiator and single panel radiator.

Bedroom Three 15'6 x 10'7 (4.72m x 3.22m)

A further good size double bedroom with large window overlooking the rear garden. Single panel radiator, television aerial socket and two double door fitted hanging cupboards comprising full width shelves with rails below.

Bedroom Four 12'8 x 14'4 (3.86m x 4.36m)

A further good size double bedroom with partially restricted ceiling height, television aerial socket, double panel radiator and large window to the front.

Bedroom Five 7'11 x 12'8 (2.41m x 3.86m)

A good size single bedroom with partially restricted ceiling. Double panel radiator and views to the front.

Outside

Adjacent to the property is a parking area sufficient for a number of cars and in front of this is the double garage with power and light connected. A high level wooden gate gives access to the front garden with a paved path leading to the front door. Adjoining the property are floral borders. The majority of the front garden is laid to grass interspersed with various young and mature trees. A pedestrian gate gives access onto the adjoining footpath leading to the green. There is a covered porch giving access to the front of the property. The paved path continues around to the side into the rear garden. The rear garden is laid to grass and edged by hedging. There is a further pedestrian gate giving access out onto the green. There is a raised decked area immediately adjoining the property.

Viewing Strictly by appointment with the agent.

Services Mains water, electricity 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>

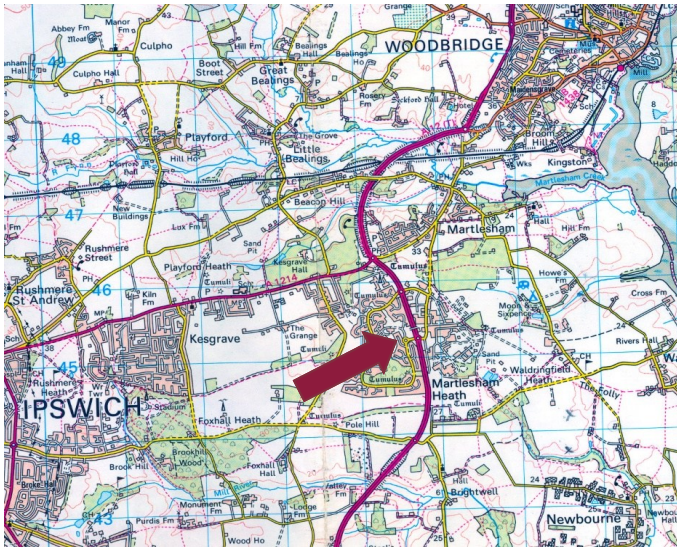
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band F £3,382.74 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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

Heading south on the A12 from Wickham Market passing the Woodbridge roundabout and Martlesham (Tesco) roundabout. At the following roundabout (Adastral Park) take the third exit signposted Martlesham Heath Residential Area. At the following roundabout take the first exit onto Eagle Way. Take the first right into Lark Rise and the drive to the property is on the left hand side adjacent to number 11. To the right hand side is a parking area and double garage.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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