



### Directions

Heading north along the A12 turn right where signposted Saxmundham. Take the first turning on the right into and then immediately left onto Gilbert road. After approximately 100 yards, turn right into Drake Close and the property is situated a short distance along on the left hand side.

For those using the What3Words app:  
/// fail.little.porridge



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*A well presented two bedroom mid terrace property with garage, situated on the edge of the popular market town of Saxmundham*



### RENT

£1,100 PCM

Ref: R1888/D

### Address

10 Drake Close  
Saxmundham  
Suffolk  
IP17 1FG



Entrance hall, kitchen, cloakroom, sitting/dining room.  
Two double bedrooms and family bathroom. Single garage with parking to the front. Enclosed rear garden.

### Contact Us



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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

To let unfurnished on a Assured Periodic Tenancy

## Location

10 Drake Close is situated on the edge of the popular town of Saxmundham with easy access to the A12. Saxmundham offers good local facilities including restaurants, a public house, hotel, Waitrose and Tesco supermarkets, a good range of independent shops and schooling.

Saxmundham railway station has a good connections through to Ipswich with connecting trains through to the London Liverpool Street Station. To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walkberswich, Thorpeness and Aldeburgh all being within easy reach. Snape, home to Snape Maltings, Aldeburgh Music and the annual food festival, is within three miles to the south, and the County town of Ipswich lies approximately twenty miles to the south-west.

## The Accommodation

### Ground Floor

Entering through solid wood entrance door into

#### Entrance Hallway

With single panel radiator, stairs off to the first floor, attractive wood effect floor, BT telephone socket and doors off to

#### Kitchen 2.99m x 2.01m

Fitted with an excellent range of base and eye level kitchen units comprising of white gloss fronts with chrome effect handles, with black marble effect Formica worksurface inset with a single drainer stainless steel sink with mixer tap over. Four ring gas hob, single oven below and extractor hood. Integrated Bush dishwasher, integrated Whirlpool washing machine and integrated Zannusi fridge freezer. Single panel radiator. Cupboard housing gas fired boiler. Window to the front elevation.

#### Cloakroom

Fitted with low level flush WC, single panel radiator, wall mounted fuse board and extractor fan.

#### Sitting/Dining Room 4.33m x 4.14m

An excellent size light room with adequate space for both seating and dining areas. Two single panel radiators, television aerial socket, satellite socket. Double doors leading out to the low maintenance enclosed rear garden. A door gives access to

#### Understairs Cupboard

Providing useful additional storage.



Stairs lead from the entrance hall up to the

### First Floor

#### Landing 3.65m x 3.04m

With wall mounted boiler controls, isolator for extractor fan and doors off to

#### Bedroom One 4.16m x 2.65m

An excellent size double bedroom with two windows overlooking the rear garden. Telephone socket, television aerial socket, single panel radiator and fitted mirror fronted triple door wardrobe.

#### Bedroom Two 3.21m x 2.61m

A further double bedroom with two large windows overlooking the front of the property, single panel radiator. Double door fitted storage cupboard and a further cupboard with partially slatted wooden shelf.

#### Family Bathroom

Fitted with three piece suite in white comprising of low-level flush WC, pedestal wash basin, panelled bath set into fully tiled recess with mixer taps and separate shower attachment over with glass shower screen. Heated towel rail and mirror fronted medicine cabinet.

### Outside

A York stone effect path leads to the front door flanked by borders lavender and slate. To the rear of the property is a low maintenance enclosed garden comprising paved seating area immediately adjoining the sitting room with the remainder laid to grass. A path at the base of the garden leads around to the side of the property where there are a pair of garages. The garage for number 10 is to the right hand side.

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas fired central heating 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>

*Council Tax* Band B £1,878.82 payable per annum 2026/2027

*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.

May 2026

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