

A four bedroom unfurnished detached property situated along a no-through lane in the popular village of Stradbroke



RENT

£1,450 PCM

Ref: R2568

Address

The Rectory
Doctors Lane
Stradbroke
Suffolk
IP21 5HU



Entrance Porch, Main Hallway, WC, Study, Three reception rooms, Kitchen & Utility Area.
Four Bedrooms, Bathroom & Separate WC.

To let unfurnished on an Assured Periodic Tenancy for a term of six months

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 located close to the centre village of Stradbroke. The village offers local shops and services including a Spar convenience store, a bakery, pet shop/grooming parlour, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs.

The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies just over 9 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 10 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 21 miles to the east. The county town of Ipswich lies about 24 miles to the south, and Norwich is about 28 miles to the north.

The Accommodation

Entering through a glazed UPVC door into

Entrance Porch

With radiator and door off to

Main Hallway

With under stairs cupboard, radiator and doors off to

Toilet

Fitted with WC, wash hand basin, radiator and coat hooks. A further door leads through to the side entrance hall with door off to

Study 18'6 x 7'8 (5.68m x 2.39m)

A good size study with fitted shelves, windows to the front and side, radiator and door with access to the outside. Further doors of the main hallway lead to the

Sitting Room 15'3 x 11'9 (4.68m x 3.63m)

A light room with windows overlooking the rear garden, display only fireplace and radiators.

Snug 10'8 x 11'3 (3.31m x 3.47m)

A versatile room with window overlooking the rear garden, fitted alcove shelving and radiator.

Dining Room 11'9 x 11'4 (3.63m x 3.48m)

A further good size room with windows to the side and rear. Radiator.

Kitchen 15'4 x 10'7 (4.71m x 3.28m)

Fitted with a range of base and wall cupboards with worksurface over insect with a one and a half bowl single drainer sink with mixed tap. Space for electric cooker with extra extractor hood above. Space and plumbing for dishwasher. Space for fridge freezer. Radiator. Space for breakfast table and chairs. A door gives access to a walk-in storage cupboard housing the oil fired boiler and further door leads through to the rear entrance hall with door to outside and open archway to a small utility area with worksurface and space for washing machine

Stairs from the main hallway lead up to the

First Floor

Landing

With large walk-in airing cupboard housing the hot water tank and doors off to

Bedroom One 11'9 x 11'4 x (3.63m x 3.48m)

A good size dual aspect double bedroom with radiator.

Bedroom Two 11'4 x 10'9 (3.48m x 3.48m)

A double bedroom with window to the rear, two fitted cupboards and radiator.

Bedroom Three 15'3 x 11'8 (4.68m x 3.61m)

A large double bedroom with window overlooking the rear garden, fitted cupboard and radiator.

Bathroom

Fitted with pedestal wash basin and bath with taps and shower unit above. Radiator.

Separate WC

Fitted with WC and radiator.

Bedroom Four 10'9 x 8'6 (3.48m x 2.64m)

A small double or good size single bedroom with windows to the front and side. Radiator.

Outside

The property is accessed from the lane onto a shingle driveway with ample parking space. To the side, there is a small courtyard area with doors giving access to the kitchen and side entrance hall. The main areas of garden are to the front and rear, predominantly laid to grass and with well established trees, hedges and shrubs.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil 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 = D (64) (Copy available from the agents upon request).

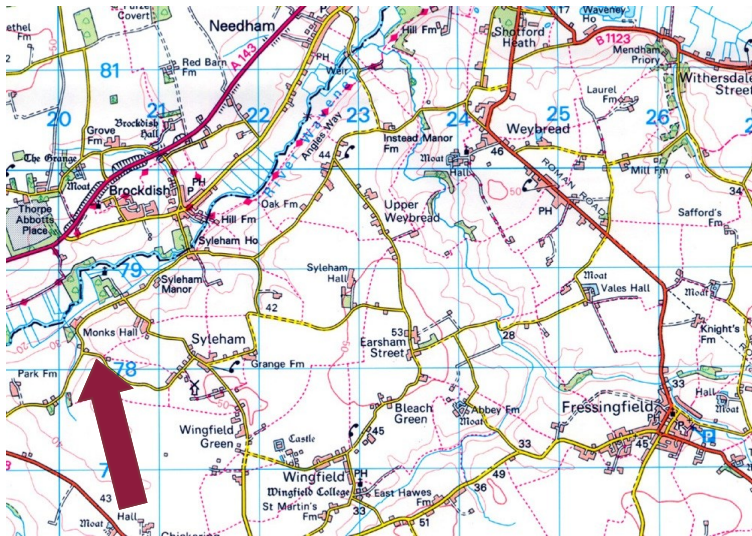
Council Tax Band F; £3,159.19 payable per annum 2026/2027

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.

May 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Directions

From the Agent's office in Framlingham, proceed north on the B1116 road to Dennington. At the junction with the A1120, turn right and then immediately left back onto the B1116. Follow the road for approximately 7 miles, by-passing Laxfield and entering the village of Stradbroke. The turning to Doctors Lane is on the left hand side almost opposite the Church. Proceed for a short distance along the lane and the property will be found on the right hand side.

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