

A well presented three bedroom property situated in a prominent position within the village of Yoxford with parking and gardens.



RENT

£995 PCM

Ref: R1003

Address

10 Cullcott Close
Yoxford
Suffolk
IP17 3GZ



Entrance hallway, cloakroom, kitchen, sitting/dining room. Three bedrooms, family bathroom. Front garden and enclosed rear garden. Parking for two cars.

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

10 Cullcott Cose is situated within a small residential development close to the centre of the desirable village of Yoxford. Yoxford is a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, tennis, bowls and cricket clubs, a café and the Satis House restaurant/hotel. It is located adjacent to the A12 trunk road giving it easy access to the north and south as well as to the Heritage Coast, with the popular resorts of Aldeburgh(10 miles), Dunwich (6 miles), Walberswick (8 miles), Southwold (10.5 miles) and Snape (7.5 miles) all within a short drive. The nearby railway station at Darsham gives regular services to Ipswich and, in turn, onto London Liverpool Street Station. There is also a railway station at Saxmundham, (4 miles), and further facilities including Waitrose and Tesco supermarkets.

The Accommodation

Ground Floor

Entering through a partially glazed and panelled entrance door into

Entrance Hallway

With telephone point, double panel radiator, stairs off to first floor and with doors off to

Cloakroom

Fitted with low level flush WC, pedestal wash basin and single panel radiator.

Kitchen 2.72m x 3.1m

Fitted with a good range of base and eye level kitchen units with rolltop worksurface above, inset with a one and a half bowl single drainer sink. Rangemaster double oven with five ring electric hob and extractor hood above. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Telephone point. Cupboard housing the Worcester gas fired boiler. Pleasant outlook to the front of the property.

Sitting/Dining Room 5.03m x 3.61m

A good size light room with two radiators, television socket, telephone socket and glazed double doors leading out to the garden. A door gives access to the understairs storage cupboard also housing the alarm system and fuseboard.



Stairs from the entrance hallway lead up to the

First Floor

Landing

With doors leading off to

Bedroom One 3.94m x 2.97m

A good size double bedroom with single panel radiator and window overlooking the garden. TV aerial socket.

Bedroom Two 2.97m x 2.82m

A further double bedroom with single panel radiator, telephone point and outlook to the front.

Bedroom Three 2.85m x 1.96m

A single room with single panel radiator, television point and outlook to the front.

Bathroom

Fitted with low level flush WC, pedestal wash basin and wooden panelled bath with fully tiled surround and separate shower above. Heated towel rail, extractor fan and shaver socket.

Outside

To the front of the property is a paved pathway leading to the front door flanked either side by lawn. The pathway continues to the side of the property and to the rear, where is a good size garden. The garden comprises an area laid to grass, with a patio seating area, two garden sheds and steps leading down to the rear gate giving access to the parking area with two designated parking spaces.

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage connected.

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 (74) (Copy available from the agents upon request).

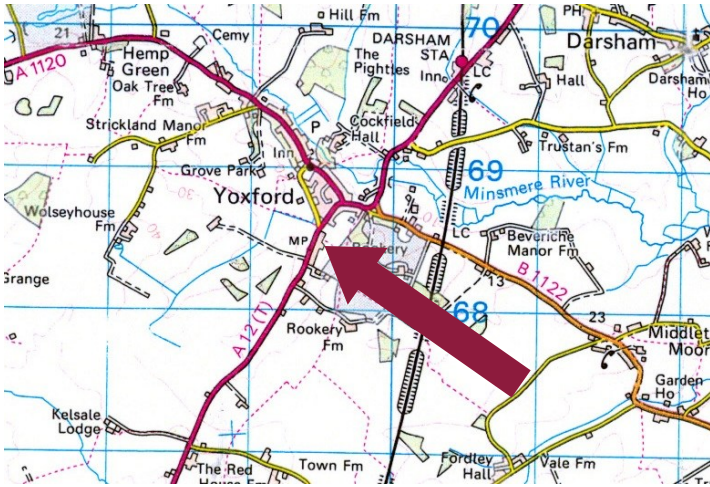
Council Tax Band B, £1777.57 payable per annum 2026/2027

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



Directions

From Framlingham, proceed along the Badingham Road on the B1120. Continue for approximately two miles and at the junction with the A1120 turn right, signed posted Peasenhall and Yoxford. Continue for approximately five miles, passing through the villages of Peasenhall and Sibton. Proceed through Yoxford and at the T junction with the A12, turn right and Cullcott Close is situated approximately 500 yards on the left.

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