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Clarke & Simpson

A spacious three bedroom semi-detached house occupying a generous plot of a quarter of an acre on the outskirts of the rural village of Laxfield with rural views to front and rear.

Rent: £1,200 PCM

Ref: R2594

2 Rookery Farm Cottage
Badingham Road
Laxfield
IP13 8JA



Entrance hall, utility room, cloakroom, fitted kitchen, sitting room, dining room and conservatory.
Three bedrooms, family bathroom and separate W.C.
Driveway parking, garage and extensive rear gardens.

To let unfurnished on an Assured Periodic Tenancy

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Location

The property is located in the rural village of Laxfield. The village is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors.

The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with inter-city rail services to London's Liverpool Street Station is within about 14 miles.

Accommodation

2 Rookery Farm Cottage is a spacious semi-detached house occupying a generous plot on the outskirts of the popular and sought-after village of Laxfield.

The accommodation is spacious and well laid out and offers flexibility of use. Entering from the front into the entrance hall, where there is laminate style flooring, a built-in useful storage cupboard and doors off to the kitchen, sitting room, dining room, utility room and downstairs shower room. The sitting room is a well proportioned room with window to the front taking in the rural views of the garden and fields beyond. The dining room is a good size room with sliding doors that take you into the conservatory with wall mounted radiator and French style doors out to the garden, UPVC windows and polycarbonate roof. The kitchen is dual aspect with windows to the front and side. It has a matching range of wall and base units and a one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks to roll top worksurfaces. There is also a separate drinking water tap, a four ring electric hob and a high level double oven. In addition there is space and plumbing for a slimline dishwasher and appliances. A separate door from the kitchen leads into the sitting room. There is a good size separate utility room with window to the side and partially glazed door to the garden. It has a matching range of fitted wall and base units with a one and a half bowl sink unit with mixer tap over, cupboards under and tiled splashbacks, wall mounted radiator and space and plumbing for a washing machine, and water softener. It also has an integral door to the garage which has windows to the rear, an up and over door and power and light. The ground floor shower room has two obscured windows to the rear, a built in corner shower cubicle with electric shower over and tiled surround with glass doors, close coupled WC and pedestal handwash basin with mixer tap over and tiled walls. Above the basin is a mirror, light and shaver point. Wall mounted radiator.

There is a returning staircase from the entrance hall that rises to the first floor landing. Here there is a window to the rear, a built-in airing cupboard with pre-lagged water cylinder and slatted shelving and access to the loft. There are doors off to bedroom one. This is a large double room with large window to the front with rural views and a wall mounted radiator. Bedroom two is a further large double room with large window to the rear with expectational views, and wall mounted radiator. Bedroom three is a dual aspect double room with windows to the front and side and wall mounted radiator. The family bathroom has an obscured window to the rear, a panelled bath with mixer tap over and electric shower over with tiled surround and glass screen, pedestal handwash basin, tiled walls, wall mounted radiator and mirror fronted cupboard. Separate WC with obscured window to the side and close coupled WC with wall mounted mirror fronted cupboard above.





Outside

The property is approached from the highway via a driveway providing off-road parking for several vehicles in front of the attached garage. The garden to the front is generally open-plan and partially enclosed by hedging and mainly laid to lawn with shrub and flower borders. There is gated access to the side of the garage which leads you into the rear garden which is enclosed by hedging and panel fencing. It is mainly laid to lawn with established shrubs. There is a large paved terrace behind the property which also provides for a private seating area. External oil tank.

Services

Mains water and electricity. Private drainage. 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 Coverage

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

Council Tax

Band C; £2,072.67 payable per annum 2026/2027
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Term

To let unfurnished on an Assured Periodic Tenancy at a monthly rent of £1,200 per calendar month



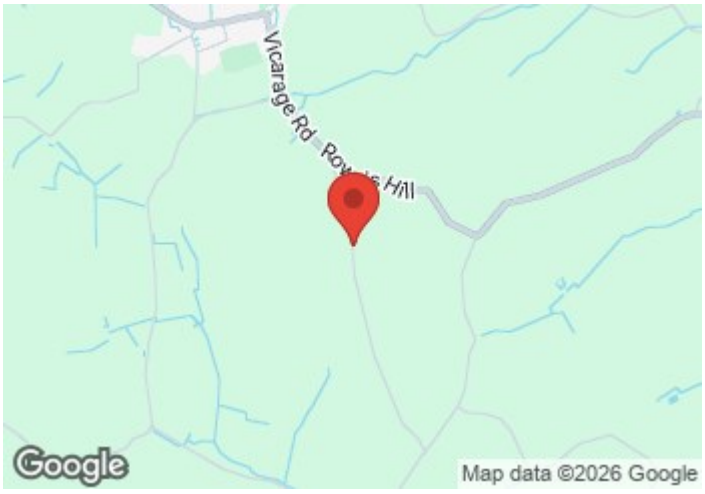






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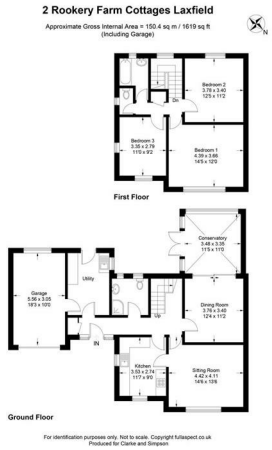
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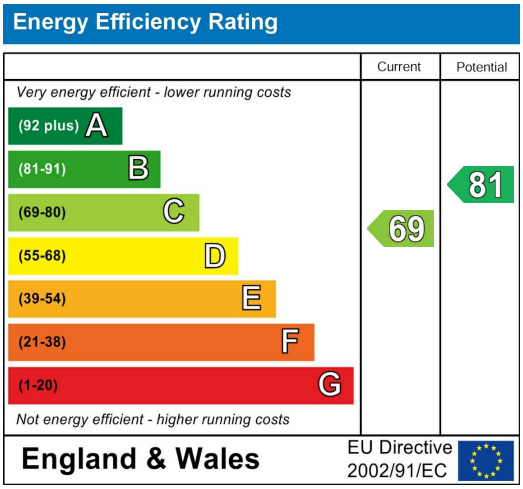
Directions

Approaching Laxfield from Framlingham Road, continue straight ahead into the village. With the primary school on your left-hand side, proceed to the junction by the war memorial. Continue past the church, bearing right at The Oak public house onto Vicarage Road. Follow Vicarage Road for approximately half a mile, where Badingham Road can be found on your right. The property will be immediately on the right-hand side and is identified by a Clarke and Simpson For Sale board. For those using the What3Words app: ///tuck.subtitle.confusion









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