

# Flick & Son

Coast and Country



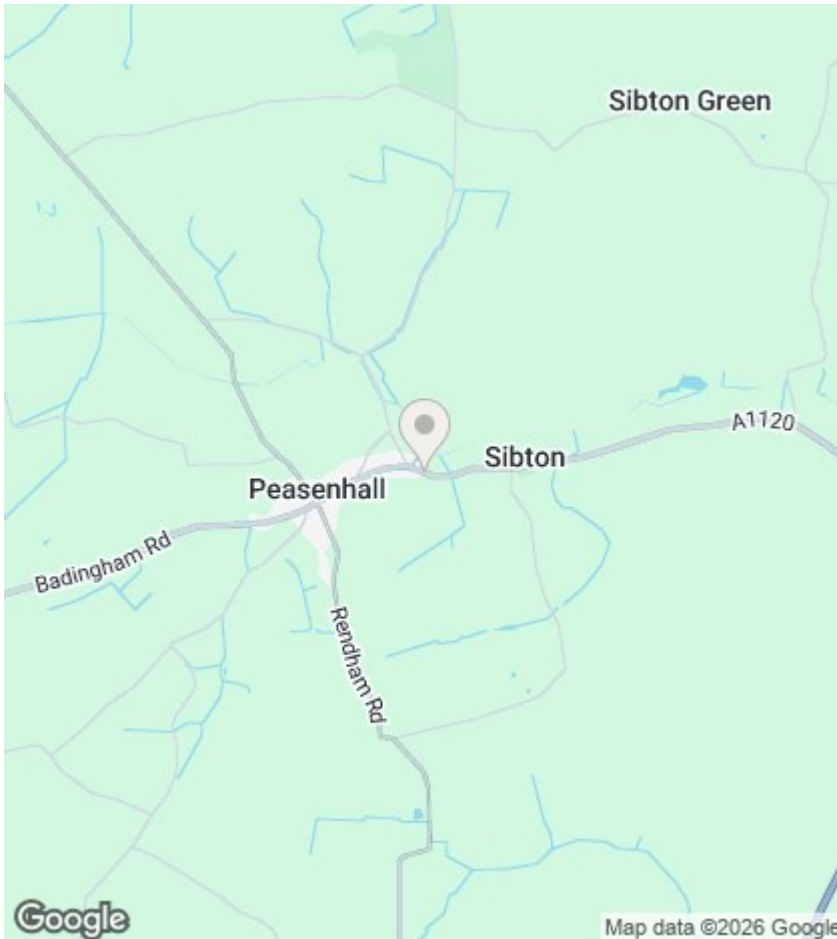
Sibton,


Rent: £1,875 PCM,

Council Tax: Band D

- Semi-detached
- Three reception rooms
- Two ensuites
- EPC: B
- Sorry no smokers

- Fully renovated throughout
- Four bedrooms
- Garage & parking
- Holding deposit: £432.69



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous four bedroom home which has been renovated to a high standard throughout and is situated in the sought-after village of Sibton.

#### ACCOMMODATION

Beautifully renovated throughout, this impressive family home offers spacious and versatile accommodation.

Upon entering, you are welcomed by a practical entrance porch which leads through to a generous main reception room. From here, a second reception room sits to the left, providing the ideal space for a cosy snug, family room, or home office. To the rear of the property, a further reception room enjoys direct access to the garden, creating a wonderful space for entertaining and relaxing. The heart of the home is undoubtedly the stunning contemporary kitchen complimented by a separate utility room. There is also the added benefit of a downstairs W/C.

Upstairs the spacious master bedroom serves as a luxurious retreat, featuring a beautifully appointed ensuite with both a walk-in shower and a bath. A second bedroom also benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by the family bathroom.

The substantial rear garden wraps around the side of the house providing an excellent amount of outdoor space. To the front, there is ample off-road parking alongside a garage.

The property is heated via oil fired central heating and benefits from solar panels. It has an EPC rating B.

#### LOCATION

Sibton abuts the village of Peasehall and hosts the popular White Horse pub. Peasehall itself sits astride the Yoxford to Stowmarket Road and has a variety of shops in its centre. The A12 Great Yarmouth to London Road is easily accessible at Yoxford, about three miles to the east, and the market town of Saxmundham, which lies about five miles to the south east, has a good range of shops including Waitrose & Tesco's supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street. For those with leisure interests in mind the area abounds with opportunities with first class golf courses being available at Aldeburgh and Thorpeness, for nature lovers both the RSPB Minsmere Bird Reserve, Dunwich Cliff National Trust Reserve and the Aldeburgh North Warren Nature Reserve are all within easy driving distance.

#### AVAILABILITY

The property is available from the 3rd July 2026

Council Tax: Band D

Deposit required: £2,163.46

Sorry no smokers.

NB: The works to the garden and front of the property are still underway and will be completed as soon as possible

#### VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.