

# Flick & Son

Coast and Country



## Sibton, Suffolk

Rent: £1,275 PCM,

Council Tax: Band D

- Detached
- Master bedroom with ensuite
- Large garden
- EPC: C
- Sorry no smokers
- Two reception rooms
- Two further double bedrooms
- Garage & driveway
- Holding deposit: £294.23



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>86</b> |
| (69-80) <b>C</b>                            | <b>75</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 detached three bedroom home situated in the pretty village of Sibton.

#### ACCOMMODATION

Through the front door you firstly find a useful porch which leads into the fitted kitchen. From the kitchen you walk through into a generously sized dining room. To the other side of the kitchen you find an inner hallway leading to a cosy, yet spacious living room with wood-burner and also the downstairs shower room.

Upstairs there is a fantastic master bedroom with ensuite bathroom and two further double bedrooms.

Outside to the rear there is a good-size garden, along with a brick-built store. To the side of the property you find the driveway and detached garage.

The property is heated via air source heat pump. It has an EPC rating C.

#### 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 8th August 2026

Council Tax: Band D

Deposit required: £1,471.15

Sorry no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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