

# Flick & Son

Coast and Country

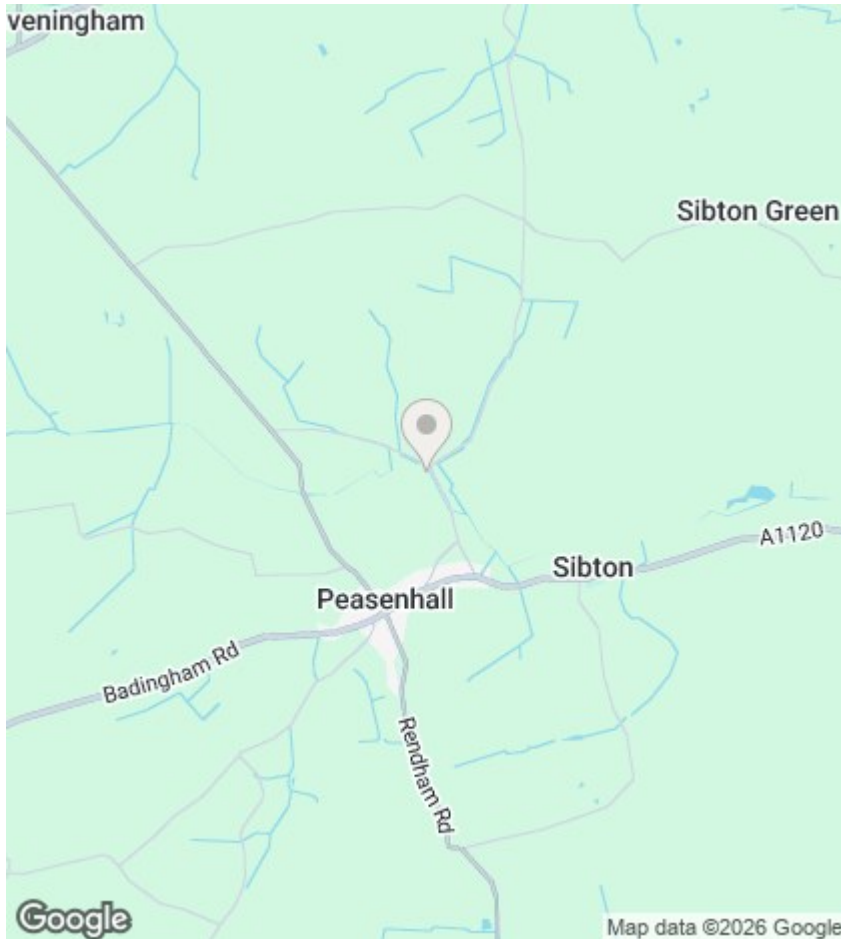


## Sibton, Suffolk

Rent: £1,350 PCM,

Council Tax: Band D

- Rural village location
- Ample reception space
- Downstairs shower room
- EPC: E
- Pets considered
- Semi-detached
- Two/three bedrooms
- Large garden
- Holding deposit: £311.53



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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 fantastic, characterful two/three bedroom home situated on the edge of the peaceful village of Sibton.

#### ACCOMMODATION

Through the main door you are greeted into an entrance hall from which you find a useful utility room to your right and the spacious country-style kitchen with space for a table. From here you find another space which could be used as a study or dining area which leads through to characterful living room benefitting from a wood-burner along with a conservatory.

The downstairs accommodation is completed with a further reception space/third bedroom and a useful downstairs shower room.

Upstairs there are two spacious double bedrooms and a family bathroom.

Outside the property benefits from a large garden and ample off street parking.

The property is heated via oil fired central heating. It has an EPC rating E.

#### LOCATION

Sibton abuts the village of Peasenhall and hosts the popular White Horse pub. Peasenhall 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

This property is available from the 10th January 2026 for an initial twelve month term.

Council Tax: Band D

Deposit: £1,557.69

Pets considered. Sorry, no smokers.

#### VIEWINGS

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

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