

A spacious and well presented four bedroom detached modern property situated in the centre of this popular North Suffolk village.

Rent £1,400 p.c.m
Ref: R1823/H

Harella
The Street
Horham
Eye
Suffolk
IP21 5DX



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

Harella is situated in a rural elevated position with excellent views on the edge of the village of Horham.

Horham is an attractive village situated about two miles to the west of Stradbroke in North Suffolk, with its excellent swimming pool, primary and secondary schools, local shops and other services including a Post office, Baptist Church, Community Centre and Village Hall. Horham lies approximately 25 miles from Ipswich, Norwiich, Thetford, Bury St Edmunds and with Suffolk's heritage coast. Local primary schools are in the nearby villages of Stradbroke, Wilby and Eye, with high schools located in Stradbroke, Eye and Framlingham.

The market town of Diss is about ten miles, with Inter-City mail line rail services to London's Liverpool Street Station taking just over one hour. The historic market town of Framlingham lies about ten miles to the south.

Ground Floor

Entering through a partially glazed door into

Entrance Hallway

With telephone socket, double panel radiator. Door giving access to a fitted coat cupboard and doors off to

WC

Fitted with low flush WC and wall mounted wash hand basin.

Study 8'8 x 6'4 (2.64m x 1.93m)

A good size study with window to the front, telephone socket and double panel radiator.

Kitchen/Breakfast Room 15' x 10'6 (4.57m x 3.20m)

Fitted with an excellent range of base and eye level kitchen units with roll top formica worksurface over inset with a one and a half bowl single drainer stainless steel sink. Integrated Electrolux double oven. Indesit four ring electric hob with extractor hood over. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Door giving access to a small pantry cupboard. Oil fired boiler and double panel radiator.

Dining Room 11'11 x 8'7 (3.62m x 2.61m)

With double French doors leading out to the rear garden and double panel radiator.

Sitting room 16' x 15'3 (4.87m x 4.64m)

An excellent size light room with French doors leading out to the rear garden. Central open brick fireplace. Two double panel radiators. Satellite lead in and TV aerial socket. A door gives access to a good size understairs storage cupboard.

Stairs from the entrance hallway lead up to



First Floor

Landing

With double panel radiator, hatch to attic and doors off to

Bedroom One 15'3 x 12'8 (4.87m x 3.86m) (max)

An excellent size triple aspect double bedroom, fitted with a range of wardrobe cupboards. TV aerial lead in. Telephone socket and double panel radiator.

Bedroom Two 12' x 10'1 (3.65m x 3.07m)

A good size double bedroom with window overlooking the rear garden. Double panel radiator and fitted wardrobe cupboard.

Bedroom Three 10'8 x 10'6 (3.25m x 3.20m)

A double bedroom with fitted wardrobe cupboard and double panel radiator.

Family Bathroom

Fitted with low flush WC, pedestal wash basin and wooden panel bath with mixer tap and shower attachment over. Double panel radiator, shaver socket and extractor fan.

Bedroom Four 11'7 x 8'8 (3.53m x 2.64m) (max)

A good size single bedroom with window overlooking the front of the property, fitted wardrobe cupboard and door to

En-suite Shower Room

Fitted with low flush WC, wash hand basin with vanity cupboard below and large shower cubicle with Triton electric shower. Heated towel rail and extractor fan.

Outside

To the front of the property there is a good size driveway laid to shingle, providing parking for a number of cars. Immediately adjoining the front of the property is a small area laid to lawn and attractive flower bed. There is a further concrete parking area to the side of the property which leads to a high level wooden gate giving access to the rear garden.

There is an excellent size well maintained garden included within the tenancy with a large paved seating area immediately adjoining the rear of the property. The remainder is mainly laid to lawn and beyond this is an area which is laid to shingle with attractive floral beds. There is a former detached double garage, which has been split in two and now provides an excellent additional office space and domestic store. Adjoining the rear of the garage is the oil tank. There is a large wooden shed/workshop.

Services Mains water and electricity connected. 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 Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band E. £2,610.19 payable 2025/2026

Local Authority Mid Suffolk District Council.

Viewing Strictly by appointment with the agent.

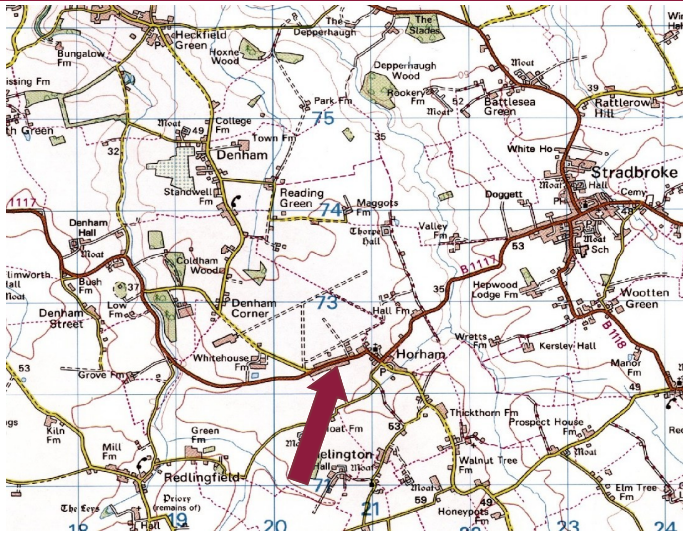
NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2025

Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 in the village, turn right and immediately left towards Laxfield. Continue on the B1117 and follow this road into Stradbroke village. Continue through the village passing the church on your right and continue on towards Horham. Proceed through the village passing the Church on the right hand side and the property will be found on the left hand side as identified by the Clarke and Simpson 'To Let' board.

What 3 Words ///added.feasted.extensive



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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