

*A recently refurbished three bedroom semi-detached cottage, situated in a rural position on the outskirts of the village of Kirton.*

Rent £1,150 pcm

Reviewed Annually

Ref: Kirton Estate

2 Sluice Cottages

Kirton

Ipswich

Suffolk

IP10 0QF



To let unfurnished on an Assured Shorthold Tenancy for a term of twenty four months with a view to extending.

Contact Us



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## Location

2 Sluice Farm Cottages has recently been refurbished throughout. The property is located in a rural position just outside the quiet village of Kirton and is part of the Kirton Estate. The village of Kirton boasts a public house and an active social community based around the village hall. There is a good range of primary and secondary schools in both the public and private sector within easy reach. The nearby coastal town of Felixstowe offers a number of doctors surgeries, schools, sport facilities, restaurants and supermarkets. The property is located close to the River Deben providing recreational opportunities such as sailing and rural walks.

The county town of Ipswich lies approximately 10 miles north west, with the town of Felixstowe located within five miles of the property. Ipswich railway station offers trains to London Liverpool Street station with the commute taking just over an hour. Trains from Felixstowe station link to this.

## The Accommodation

### Ground Floor

#### *Entrance Hallway*

Entering through external partially glazed UPVC entrance door with doors off to

#### *Living Room* 11'9 x 11'5 (3.6 x 3.5m)

Good sized room with two UPVC white double glazed windows overlooking front of the property. Fitted carpet. Radiator. Ceiling light fitting.

#### *Dining Room* 11'9 x 11'5 (3.6 x 3.48m)

Good sized room with UPVC white double glazed window overlooking the front of the property. Wood effect laminate flooring. Radiator. Ceiling light fitting. **Understairs cupboard**. Door through to

#### *Kitchen* 9'6 x 7'6 (2.9m x 2.3m)

Fitted with a range of white fascia base and wall kitchen units with beige speckled formica work surface over, incorporating a stainless steel sink unit with mixer tap over. White tiles acting as splashback behind work surface and sink. The floor is tiled throughout. An extractor fan is fitted over the space for an electric cooker and there is space and plumbing for a washing machine. Radiator. Ceiling recessed spotlights. Double electric sockets. UPVC white double glazed window. Door to pantry with tiled flooring and wooden shelving. Door through to



#### *Rear Entrance Hallway* 7'6 x 5'2 (2.3m x 1.59m)

Fitted with UPVC double glazed window. The flooring is tiled throughout. Radiator. Ceiling light fitting. External partially glazed UPVC rear entrance door and door off to

#### *Bathroom* 7'6 x 5'5 (2.3m x 1.66m)

Fitted with white low flush WC, pedestal wash hand basin with individual taps over and white plastic bath with chrome wall mounted shower unit, chrome shower head, riser rail and glass shower screen. The flooring is tiled throughout. Tiles acting as splashback in shower/bath recess. Ceiling recessed spotlights. Extractor fan. Radiator. UPVC white obscure double glazed window.

From entrance hallway leading up to

## First Floor

*Stairs and Landing* 11'5 x 2'10 (3.6m x 0.88m)

Doors off to bedrooms. Loft hatch. Smoke detector. Ceiling pendant light.

*Bedroom One* 11'9 x 11'5 (3.6m x 3.5m)

A good sized double bedroom with a UPVC white double glazed window overlooking the front of the property. Fitted carpet. Radiator. Ceiling light fitting. Built in cupboard.

*Landing/Upper Hallway* 11'5 x 3'7 (3.48m x 1.1m)

Doors off to bedrooms. Smoke detector. Ceiling pendant light.

*Bedroom Two* 11'5 x 7'10 (3.48m x 2.4m)

A double bedroom with a UPVC white double glazed window overlooking the rear garden. Fitted carpet. Radiator. Ceiling light fitting.

*Bedroom Three* 9'6 x 7'6 (2.9m x 2.3m)

A single bedroom with a UPVC white double glazed window overlooking the rear of the property. Fitted carpet. Radiator. Ceiling light fitting.



## Outside

To the front of the property a gate gives access to a large garden which is mainly laid to grass with mature hedging and fencing to all boundaries. The property offers a garage with parking alongside, along with a small outbuilding which all provide useful storage space. Oil tank. External oil fired boiler.

*Services* Electricity connected. Oil fired central heating. Private Drainage connected. Please note this will incur an annual cost. Private Water connected. Please note the water will incur a cost to the tenant of £40 per calendar month to be reviewed annually.

*Council Tax* Band C. £1,937.16 payable 2025/2026

*Local Authority* East Suffolk Council.

*Viewing* Strictly by appointment with the Agent.

*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>

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.

**Date: October 2025**



## Directions

From Ipswich take the A14 towards Felixstowe. Take the exit for Kirton Village. Bear right onto Innocence Lane. At the T-Junction turn left onto Trimley Road. Drive into Kirton and follow Bucklesham Road through the village and then turn right onto Park Lane. At the entrance to Kirton Lodge bear left, continue along the track passing Whitehouse Cottages. 2 Sluice Cottage is found on the right hand side.

For those using the What3Words app:  
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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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