



Rent £1,100 PCM

Brownings Close Dennington, Suffolk, IP13 8AU



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A three bedroom detached bungalow set in an enviable rural position on the outskirts of the village. Large garden and oil fired central heating.

To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending) at a rent of £1,100 per calendar month.

## Location

Brownings Close is a renovated bungalow situated in a delightful rural position, surrounded by farmland on the Dennington Hall Estate on the northern outskirts of the village of Dennington. Dennington has a primary school and an exceptional public house, The Queens Head.

The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle.

The Heritage Coast is within about 15 miles with the popular towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 15 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

## The Accommodation

Entering through a partially glazed entrance door into

### Entrance Hallway

With smoke detector, hatch to attic, double panel radiator, BT telephone socket and doors off to

### Dining Room

12'4" x 10'11" (3.77m x 3.33m)

With double panel radiator. UPVC double glazed window overlooking the rear of the property. Cupboards flanking former chimney breast providing a range of useful storage. Door through to

### Kitchen

10'7 x 7'5 (3.23m x 2.26m)

A galley style room newly fitted with a good range of grey fascia base and eye level kitchen units with wood effect formica worksurface over inset with single drainer stainless steel sink and mixer tap over. Space and plumbing for dishwasher. Space for cooker. Lamona stainless steel extractor hood. Two UPVC double glazed windows to the overlooking front of the property and door through to

### Rear Lobby

With doors off to Airing Cupboard with fully lagged hot water tank with electric immersion and three partially slatted shelves.

### Shower Room

Fitted with newly installed fully tiled shower cubicle housing electric shower. White pedestal wash basin with mono tap. White low flush WC. Extractor fan. Shaver socket. Single panel radiator. UPVC double glazed obscured window.

## Utility

10'5" x 7'10" (3.2m x 2.4m)

Fitted with newly installed range of grey fascia base level kitchen units with wood effect formica worksurface above inset with single drainer stainless steel sink with mixer tap. Space and ducting for tumble dryer. Space and plumbing for washing machine. Boulter oil fired boiler. Honeywell boiler controls. Single panel radiator. Wall mounted fuse board and electricity meter. UPVC double glazed window and door leading to rear of the property.

Further doors off the entrance hall lead to

## Sitting Room

12'7" x 11'5" (3.86m x 3.48m)

A pleasant room with large UPVC double glazed bay window overlooking the rear garden. With fireplace comprising tiled hearth and surround with cast iron grate.

## Family Bathroom

Fitted with panelled bath, pedestal wash hand basin, low flush WC, single panel radiator with wall mounted towel rail.

## Bedroom One

10'11" x 10'4" (3.33m x 3.15m)

A good sized double bedroom with satellite lead in, single panel radiator, large UPVC double glazed window to the rear of the property. Two storage cupboards flanking the chimney breast.

## Bedroom Two

14'8 x 10'9 (4.47m x 3.28m)

A large double bedroom with large UPVC double glazed window overlooking the garden and farmland beyond with single panel radiator and large fitted hanging cupboard.

## Bedroom Three

11'11" x 9'4" (3.64m x 2.87m)

A further double bedroom with two UPVC double glazed windows to the front of property, single panel radiator and telephone socket.

## Outside

The property enjoys a rural position immediately adjoining the driveway leading to Dennington Hall Farms. It is surrounded on all sides by arable fields and grassland. The property sits in the centre of its plot with a small picket gate giving access to a concrete path leading to the front door. There is a good size garden to all sides, which is laid predominantly to grass and bordered by mature hedgerows. Timber garage for storage.

## Important Note

In addition to the rent, the tenant will pay £30 towards water and sewerage for the property.

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

## Directions

From Framlingham take the B1116 towards Dennington. On reaching the village, turn right on the A1120 signposted Yoxford then immediately left back onto the B1116 signposted Harleston and Stradbroke. Continue on this road for one mile before turning right onto the drive to Dennington Hall. After approximately 500 yards, the property is situated on the right hand side. For those using the What3Words app: //////////////dote.stand.caveman

