



Rent £1,200 PCM

2 Ivy House, Marlesford, Woodbridge, IP13 0BZ

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A three bedroom spacious semi-detached property situated in a convenient position within the village of Marlesford. EPC E.

Location

2 Ivy House Cottages is situated in a convenient position within the popular village of Marlesford. The picturesque village of Marlesford is situated about two miles north of the small town of Wickham Market and about fourteen miles north of the County Town of Ipswich. Inter-City trains run from there to London's Liverpool Street Station take just over an hour. Wickham Market also has a nearby railway station at Campsea Ashes and is just off the A12 which provides fast dual carriageway driving to Ipswich, London and the South.

The historic market town of Framlingham lies about five miles to the north-west, with its good choice of schooling in both the state and private sectors. Woodbridge, on the banks of the River Deben, with its further choice of schooling lies about eight miles to the South.

The Accommodation

Ground Floor

The property is entered through a partially glazed UPVC door with a steel glass and side opening obscure window in to the

Entrance Porch

With radiator. A door leads to the

Cloakroom

With wash hand basin, WC and obscure small opening window

From the entrance porch, a door leads to the

Kitchen/Breakfast Room

14'5" x 18'0" (4.39m x 5.49m)

A range of base and wall units with wood effect work surfaces. Tile splashback surround with inset one and a half stainless steel sink with mixer tap over. Integrated electric oven with induction hob and extractor hood over. Space for dishwasher and fridge freezer. Door to walk-in pantry and further cupboard with slatted shelving which is where the hot water tank is situated.

From the kitchen, a door leads to the

Utility Room

17'11" x 8'1" (5.46m x 2.46m)

With a range of base and wall units. Inset stainless steel sink with roll-top work surface. There is shelving with work surface over. Space for washing machine and tumble dryer. Window to rear elevation and partially glazed door to the rear garden.

Dining Room

12'11" x 14'5" (3.94m x 4.39m)

A light and spacious room with dual aspect windows. Radiator.

Returning to the kitchen, there is a door which leads in to

Lobby/Study Area

17'1" x 3'10" (5.21m x 1.17m)

Window to side elevation. Radiator. A door leads in to the

Sitting Room

12'0" x 12'11" (3.66m x 3.94m)

With window to the side elevation. Radiator. TV and BT point.

Returning to the lobby/study area, a staircase leads to the

First Floor

Landing

With window, shelving and radiator. Doors open to

Bedroom One

15'4" x 13'5" (4.67m x 4.09m)

Dual aspect windows to the front and rear elevation. Radiator

Bedroom Two

11'5" x 8'7" (3.48m x 2.62m)

Window to front elevation. Radiator. High level glazed panel to the wall adjoining the landing.

Family Bathroom

A newly fitted white suite comprising of a bath, pedestal wash hand basin and low-level flush WC. Walk-in shower which is fully enclosed with tiled walls. Radiator together with a heated towel rail. Window to the front elevation.

Bedroom Three

12'8" x 11'5" (3.86m x 3.48m)

Bedroom Three 3.88m x 3.48m

A further double bedroom. Radiator. Window to the side elevation.

Outside

The property is accessed via a shared driveway with the attached property, leading to a shared parking area with parking for at least two cars. From the parking area a door gives to the main entrance. The main area of garden is to the rear of the property which is mainly laid to grass and edged by wooden fencing and mature hedgerows and shrubs. To the front of the property is a large wooden garage for storage.

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

Heading North along the A12 from the Wickham Market bypass, proceed towards Marlesford. On entering the village take the first right hand turning just before the Farm Café and the property will be situated a short distance along on the right hand side. For those using What3words app: [:///soothing.nooks.biggest](#)

