

A spacious detached three bedroom house with mature gardens within the popular village of Kelsale and close to the town of Saxmundham.

Rent £1,375 p.c.m
Ref: R2470

Silverdene
Main Road
Kelsale
Saxmundham
IP17 2QY



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Silverdene is situated about half a mile from the centre of the village of Kelsale, which has a village hall, social club and primary school, and which is just a mile from the town of Saxmundham. Saxmundham has a range of shops and services and transport links including trains to Ipswich, connecting to London Liverpool Street. The Suffolk Heritage Coast, with popular resorts such as Thorpeness and Aldeburgh just 8 miles away.

Ground Floor

The property is approached by a path leading to the rear garden, and entered through a partially glazed stable door to the

Utility Room 9'6" x 8'7" (2.91m x 2.63m)

With a red tiled floor and dual aspect windows. Range of base and wall units with work surface over and inset stainless steel sink with mixer tap over. Space and plumbing for washing machine and tumble dryer and a ceiling mounted laundry airer. Gas boiler, extractor fan and spotlights. A door leads to the

Ground Floor Shower Room

With a double walk-in shower with two shower heads and controls, WC and wash hand basin. Heated towel rail and extractor fan, two windows and inset spotlights.

From the utility room a door leads to the open plan living area.

Kitchen Area 16'3" x 7'2" (4.96m x 2.19m)

With red tiled floor and windows overlooking the rear garden. Fitted with a range of wooden base units with black marble work surface over with one and a half bowl sink and drainer with mixer taps over. Full height cupboard with shelving, together with additional wall mounted shelves. Space for under counter fridge and freezer. Gas range cooker with hood over. Double panel radiator and inset spotlights. A partially glazed door leads into the

Office/Snug 11'10" x 12'10" (3.61m x 3.92m)

With large bay window to the front elevation and brick fireplace with brick hearth and fire grate. Built-in alcove cupboard with shelving above. Spotlights, double panel radiator and telephone point.

A door opens into the porch, with door to the front garden, ornate tiled floor and shelf with a mirror.

Returning to the open plan living area, the kitchen flows into the



Sitting Room 21'5" x 14'0" (6.55m x 4.29m)

With French doors leading out to the patio and window to the front elevation. Tiled hearth with inset woodburning stove. Understairs cupboard, double radiator, spotlights and TV and telephone points.

Dining Area 16'10" x 9'8" (5.14m x 2.95m)

With sliding patio doors leading to a small terraced area and a large window to the side elevation. Wooden flooring, spotlights and double panel radiator.

From the sitting room, stairs lead to the

First Floor

Landing

With window and high level cupboard housing the fuse board. Double panel radiator and loft hatch. Doors to

Bedroom One 12'10" x 12'5" (3.93m x 3.80m)

A double room with window to the front elevation with ornate coloured squared glass top pane. Small built-in cupboard with shelving and hanging rail and single panel radiator.



Bedroom Two 12'4" x 12'5" (3.78m x 3.81m)

A double bedroom with bay window with ornate coloured glass top panes, overlooking the front elevation. Built-in cupboard with shelving and old-style radiator.

Bedroom Three 12'10" x 7'8" (3.92m x 2.34m)

With two windows overlooking the rear garden. Cupboard housing the hot water tank and single panel radiator.

Family Bathroom

With low flush WC, pedestal wash basin and low level bath with side mixer tap over. Window to rear elevation, extractor fan, mirrored cabinet and double panel radiator.

Outside

The property is approached from the main road onto the parking area which is sufficient for three vehicles and surrounded by mature hedge. A gateway to the side leads to a path leading to the rear garden. This is mainly laid to lawn, with a banked area with mature shrubs, along with flowerbeds and a small patio area accessed from the dining room. A gated archway leads to a further rear garden with a large patio area bordered by a low brick wall, and an area of lawn with trees and shrubs. There is a brick storage building, and a further path and gate return to the front of the property which is bordered by low fencing.

Services Mains water, private sewerage and electricity. Gas fired central heating

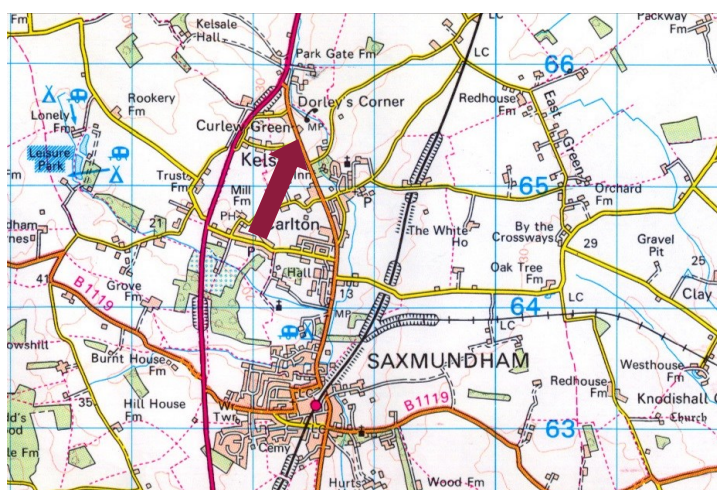
Council Tax Band E, £2,676.21 payable 2025/2026

Local Authority East Suffolk District Council

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>

Viewings Strictly by appointment with the Agent.



Directions

From Saxmundham proceed north on Main Road, the B1121. Prior to Dorleys Corner the property will be located on the left hand side and identified by the Clarke and Simpson 'To Let' board.

For those using What3words app:
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

July 2025

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