

*A well presented one bedroom semi
-detached bungalow with large
gardens set in the popular village
of Orford.*

Rent £800 p.c.m
Ref: R2550

4 Nightingale Piece,
Orford,
Woodbridge
IP12 2NP



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

4 Nightingale Piece is in the popular village of Orford in the heart of the Suffolk Heritage Coast district. There is a primary school and a variety of excellent local shops and pubs in the village as well as the 12th Century castle which is open to the public. As well as sailing on the River Ore, there are plenty of lovely walks along this beautiful stretch of countryside. The village is within easy reach of other popular coastal centres such as Aldeburgh, as well as Snape, home of the Maltings complex. The popular market town of Woodbridge lies about ten miles to the west where there are excellent shops, restaurants, leisure facilities as well as popular schools in both the state and private sector. Woodbridge also has a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour.

The Accommodation

Ground Floor

The property is entered through the front door which leads to the

Sitting Room 12'0" x 11'11" (3.67m x 3.64m)

With window to front elevation,. Fireplace with slate hearth and inset wood burner. Either side of the fireplace there are alcoves with shelving. Modern night storage heater. A storage cupboard with shelving houses the hot water cylinder. A door leads to the

Kitchen 8'4" x 4'5" (2.55m x 1.37m)

A modern fitted kitchen with a range of base and wall units. Solid wood work tops with inset one and a half stainless steel sink. Inset electric oven and hob with extractor hood over. Space for washing machine, slimline dishwasher and undercounter fridge. Window to rear elevation.

An archway leads though in to a small pantry area with base units, shelving and storage.



Bedroom 11'11" x 10'0" (3.65m x 3.05m)

A good size double bedroom with window to front elevation. Modern storage heater.



From the kitchen, a door leads in to a

Rear Lobby

With batons and coat hooks to the wall. A partially glazed door that leads out to the rear garden. A further door leads in to the

Bathroom

A white suite comprising of a bath, folding shower screen, mixer tap with shower head attached. Tiled splashback surround, low level flush WC and wash hand basin. Electric heated towel rail. Obscure glazed window to rear elevation.



Outside

The property is boarded by mature hedging. There is a gate to the front which leads to a path to the front door. The path also leads to the a very good sized rear garden which is laid to lawn with a shed for storage. To the rear of the garden, there is also a parking area with double gates which opens up on to the rear access together with a side gate.

Services Mains electricity, modern storage heating system, water and drainage.

Council Tax Band A; £1,470.10 payable 2025/2026

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

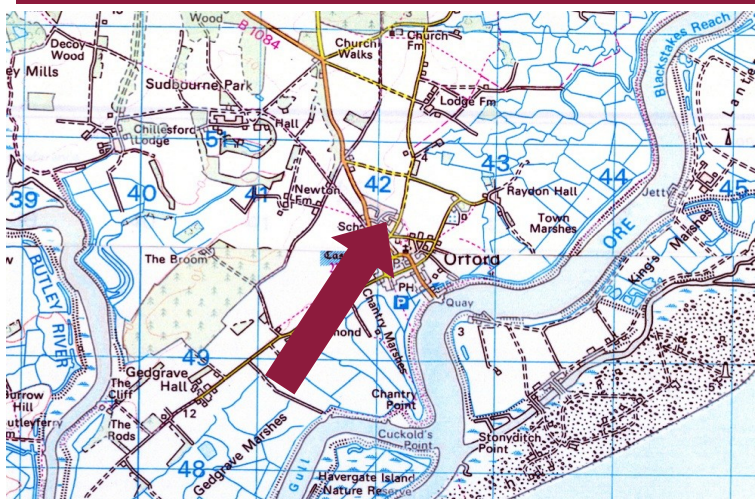
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

December 2025



Directions

Head south out of Framlingham along the B1116 and continue for approximately four miles. Continue straight over the roundabout onto the B1078, passing over the A12 and continue for approximately five miles. Turn left onto the B1084 following the signs to Orford. Upon entering the village of Orford, turn left in to Ferry Road and next left into Nightingale Crescent where the property will be found on the righthand side and identified by a Clarke & Simpson To Let board.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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