

A four bedroom detached house forming part of a popular and established development in the rural village of Barningham, between Diss and Bury St Edmunds.

Rent: £1,375 PCM

Ref: R1827

8 St Andrews Close
Barningham
Suffolk
IP31 1EQ



Entrance hall, sitting room, dining room, kitchen, study, utility room and cloakroom.

Principal bedroom with en-suite shower room. Three further bedrooms and bathroom.

Double garage and generous shingled driveway. Gardens to the front and rear.

Well Close Square Framlingham
Suffolk
IP13 9DU
Tel: 01728 621200

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

email@clarkeandsimpson.co.uk
www.clarkeandsimpson

To let for a six month period under Ground 5 Minister of Religion

Location

The property will be found within St Andrews Close, a quiet cul-de-sac close to the centre of the village of the Barningham. The village benefits from a Spar village store with post office, a public house, The Royal George, a CEVC primary school, village hall and playingfield.

Further facilities are available in the larger towns of Thetford, 8 miles, Diss 11.5 miles, and Bury St Edmunds, 13 miles. Diss benefits from direct rail services to London's Liverpool Street Station which take 80 minutes.

The Accommodation

Entering through a partially glazed door into

Entrance Hall

With stairs off to the first floor, understair storage area, radiator, telephone point and doors off to

Sitting Room 18'3" x 10'11" (5.56 x 3.33)

A light, twin aspect room with views over the front and rear gardens. Central open fireplace with stone and wood surround set on a stone hearth. Fully glazed sliding patio doors providing access to the garden. Radiators, TV socket and telephone socket.

Dining Room 11'8" x 10'9" (3.56 x 3.28)

A light reception room with large window overlooking the rear garden. TV point and radiator.

Kitchen 11'5" x 8'8" (3.48 x 2.64)

A twin aspect room fitted with range of base and eye level kitchen units with wood effect worksurface over incorporating a stainless steel sink with drainer and mixer tap. Four ring Siemens induction hob with extractor hood over, together with two built-in Siemens ovens. Recess and plumbing for dishwasher. Cupboard containing the oil fired boiler. Radiator and opening through to the

Utility Room 6'4" x 4'10" (1.93 x 1.47)

With door opening onto the driveway and fitted with matching range of cupboard units with wood effect worksurface over inset with stainless steel sink with mixer tap. Recesses for undercounter fridge/freezers.

From the Entrance Hall further doors provide access to the

Study 8'6" x 6'4" (2.59 x 1.93)

With window overlooking the front drive and gardens, TV and telephone points and radiator.



Cloakroom

With WC, mounted hand basin, radiator and extractor fan.

Stairs from the Entrance Hall lead up to the

First Floor

Landing

With hatch to attic, radiator, doors to Airing Cupboards and doors off to

Master Bedroom 14'4" x 10'6" (4.37 x 3.20)

A good size double bedroom with window overlooking the front. Built-in wardrobe cupboards, TV and telephone points, radiator and door to

En-suite Shower Room

With fully tiled shower cubicle, pedestal wash basin and WC. Extractor fan and radiator. Shaver socket.

Bedroom Two 10'11" x 9'1" (3.33 x 2.77)

A double bedroom with large window overlooking the front gardens and St Andrews Close. Radiator.

Bedroom Three 10'11" x 9'0" (3.33 x 2.74)

A double bedroom with window overlooking the rear gardens. TV point and radiator.





Bedroom Four 10'9" x 7'3" (3.28 x 2.21)

With window overlooking the front drive and gardens. Radiator.

Bathroom

With suite comprising panelled bath in fully tiled surround with mixer tap and shower attachment, WC and pedestal wash basin. Shaver socket, extractor fan and radiator.

Outside

The property is set back from the road and approached over a shingle drive that provides a parking and turning area to the front and side of the property. The front garden is mainly laid to grass and contains a number of established flowers, shrubs and trees. Beside the property and to the rear is the double garage with up and over doors, power and light connected and personnel door to the side.

A gate from the driveway provides access to the rear garden. Immediately adjoining the rear of the property is a small patio area that can be accessed directly from the sitting room. The gardens beyond the patio are mainly laid to grass with some established shrubs around the perimeter. To the rear of the garage is a useful storage area, and this is where the oil storage tank is located.

Services

Mains water, electricity and drainage connected. Oil fired central heating.

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>

Council Tax

Band E £2,915.34 payable 2026/2027

Local Authority

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Tenancy Term

To let unfurnished on an Assured Periodic Tenancy at the rent of £1,375 per calendar month.





8 St Andrews Close, Barningham

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1224338)

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 the 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.

28th October 2026



Directions

Proceeding in an easterly direction on the A143 Bury Road, turn left onto The Street where signposted to Hepworth. Continue through Hepworth and onto the Barningham Road. Continue into the centre of the village, and straight over the crossroads onto Church Road, taking the second turning on the right into St Andrew's Close where the property will be found a short way along on the left hand side. For those using the What3Words app: /// reforming.port.tube



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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