Chartered Surveyors / Estate Agents

Clarke & Simpson

*A spacious detached three bedroom house with garage, parking and garden set within the rural village of Witnesham.*

Rent: £1,100 PCM

Ref: R2535

Dormers Upper Street
Witnesham
Ipswich
Suffolk
IP6 9EW



A detached dormer bungalow comprising; entrance hall, cloakroom, kitchen, utility room, dining room, sitting room. Three first floor bedrooms and family bathroom. Driveway parking with garage. Enclosed rear garden with shed.

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

**Clarke and Simpson**
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## *Location*

Dormers will be found within the well regarded and accessible village of Witnesham, which lies just a few miles to the north-east of the county town of Ipswich. The village benefits from a primary school and a thriving village pub, The Barley Mow. The Fynn Valley Golf Club is on the outskirts of the village. The county town of Ipswich provides a full range of local shopping, commercial, educational and recreational facilities, as well as regular mainline rail services to London's Liverpool Street that takes just over the hour. The popular town of Woodbridge, based on the banks of the River Deben, lies about 8 miles to the east and also provides access to the A12 and Heritage Coast.

## *The Accommodation*

Ground Floor

Entering through a partially glazed front door into the

## *Entrance Hall*

With wall-mounted radiator and staircase to the first floor. A door leads to the

## *Sitting Room 12'10" x 19'10" (3.91m x 6.05m)*

With ornate fireplace, wall mounted lights, dual aspect windows, radiator and BT point.

Returning to the entrance hall, a door leads to the

## *Kitchen 13'11" x 10'11" (4.24m x 3.33m )*

With a range of wall and base units in beech effect, roll top work surface with inset stainless steel sink and mixer tap over, tiled splashback surround. Space for cooker and extractor hood over. Space for dishwasher and fridge-freezer. Radiator. Window overlooking garden and a door which leads to the

## *Dining Room 11'0" x 12'2" (3.35m x 3.71m)*

A light room with sliding patio doors which lead out into the garden. Window to side elevation. Radiator.

## *Utility Room 5'10" x 5'10" (1.78m x 1.78m)*

With space for washing machine and work surface over. Wall mounted coat hooks. Glazed door which leads to the rear garden.

## *Cloakroom*

Low level flush WC, corner wash hand basin with splashback surround. Obscure glazed window.

From the Kitchen a further internal door leads into the Garage where the oil boiler is located.

## *First Floor*

Landing

With a cupboard with slatted shelves for storage. Doors open to

## *Bedroom One 16'7" x 11'1" (5.05m x 3.38m)*

A good size double bedroom with built in wardrobes and overhead cupboards. Radiator. Window to the front elevation.

## *Bedroom Two 16'6" x 11'10" (5.03m x 3.61m)*

A further double bedroom with built in wardrobes and overhead cupboards. Window to the front elevation. Radiator and BT point.





## *Bedroom Three 9'3" x 8'5" (2.82m x 2.57m)*
A smaller bedroom with windows to the front elevation. Radiator.

## *Family Bathroom*
Comprising of a white suite with bath and mixer tap over with overhead Aqualisa shower and curtain. Built in vanity unit with cupboard under. Low level flush WC. Radiator with towel rail. Wall-mounted cabinet and obscured glazed window.

## *Outside*
To the front of the property, there is driveway parking with brick low-level wall and integrated garage.. Front garden is laid to lawn with mature hedges and shrubs.

To the left of the property there is a gate which leads to where the oil tank is situated and the rear garden. The garden is laid to lawn with mature shrubs and borders, together with a shed for storage.

## *Services*
Mains electricity, oil central heating, water and drainage

## *Broadband*
To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

## *Mobile Coverage*
To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage





## *Council Tax*
Band D £2,334.80 payable 2026/2027

## *Local Authority*
East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

## *Term*
To let unfurnished for a six month period under Ground 5 Minister of Religion at a monthly rent of £1,100 per calendar month.

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.

11th November 2026



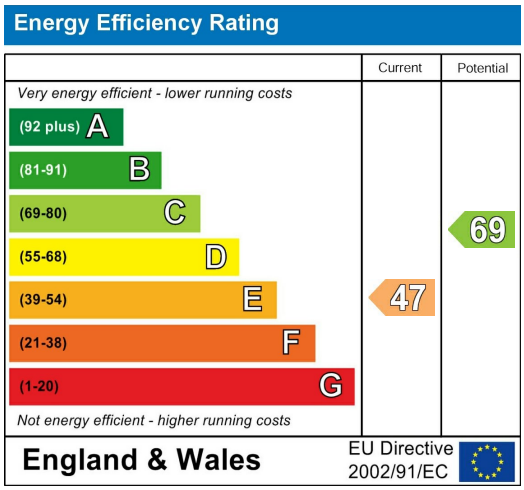

## Directions

Heading north out of Ipswich on the B1077, continue through the village of Westerfield towards Witnesham, passing Fynn Valley Golf Club on the right hand side and proceeding into the village of Witnesham. Pass the Barley Mow Inn on the right hand side and Dormers can be found on the left hand side and identified by a Clarke & Simpson To Let board For those using What3words app:///plot.fell.sector










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