



6 The Orchard, Ringshall  
Stowmarket, IP14 2RS

£1,900 PCM



An impressive four bedroom detached family home with kitchen/breakfast Room, three reception rooms, utility and ground floor cloakroom, together with a family bathroom, two en-suite shower rooms and a dressing room on the first floor. Outside, there is a double garage, off road parking and well maintained gardens. All located in a select cul-de-sac in the popular village of Ringshall.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the reception rooms, cloakroom and kitchen/breakfast room, which has a window to the rear overlooking the gardens, French doors overlooking and leading out to the same and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, breakfast bar, integrated oven, four burner hob with extractor above and a range of built-in Neff appliances. The sitting room has French doors overlooking and leading out to the rear garden and a brick fireplace housing a wood burning stove and the study has a window to to the front. There is also a utility room and a cloakroom on the ground floor.

On the first floor, there is a landing with doors to the bedrooms and bathroom. Bedroom 1 has twin Dorma windows to the front, range of built-in wardrobes, opening to the dressing room and a door to an en-suite shower room. Bedroom 2 has a window to the rear overlooking the garden, built-in wardrobes and a door to a further en-suite shower room. Bedroom 3 has a window to the rear overlooking the garden and built-in wardrobes and bedroom 4 also has a window to the rear.





The family bathroom has a window to the front and a white suite comprising a low level wc, wash basin and panelled bath.

Outside, to the front, there is a driveway providing off road parking for 2/3 vehicles, which leads to an integral double garage. The gardens lie to the side and the rear of the property and are laid mainly to lawn with flower, tree and shrub borders, paved seating area, summer house and a garden shed.

#### Tenancy

The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve months.

#### Deposit

Equivalent to 5 weeks rent.

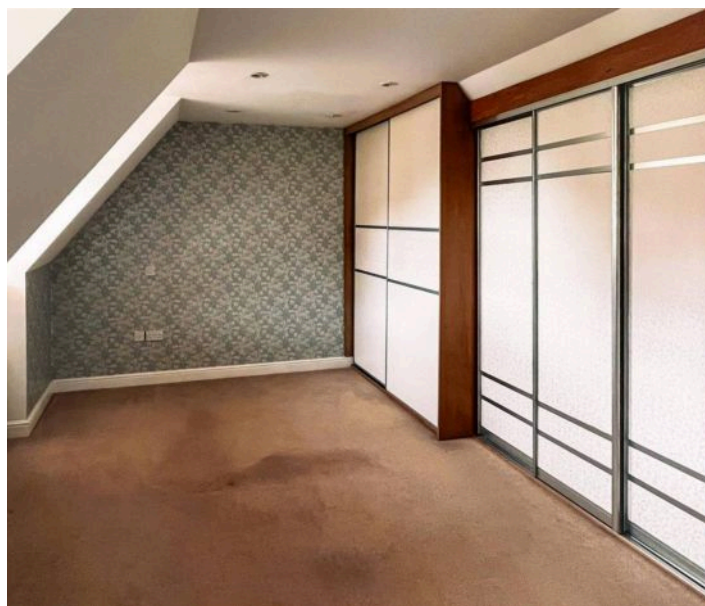
#### Holding Fee

A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation. to enable referencing to commence before the 15 day deadline.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





# FROST

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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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