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£1,450 Per Month

Per Month

Drumlin Drive, Creeting St. Mary



A high specification, three-bedroom house which is situated in the 'Alder Meadow' development by Redbourne Homes. Located in a small village, nestled in the heart of Suffolk, it is conveniently placed between the A14 and the A140, providing easy access to the town of Ipswich and the nearby cities of Cambridge and Norwich. The local train station is a mere 7-minute drive away in the small town of Needham Market, with trains to London taking roughly 1 hour 20 minutes. The second closest station is a 10-minute drive in the opposite direction in

the nearby town of Stowmarket.

The downstairs accommodation features a stylish fitted kitchen/diner with a range of AEG/Lamona appliances, WC and a good-sized lounge to the front of the property. Upstairs, there are two large double bedrooms with the principal bedroom featuring an ensuite shower room, a good-sized single and a bathroom which is complete with a shower over the bath. The downstairs is finished with light LVT flooring whilst the upstairs is

finished with light carpets. Externally there is an enclosed rear garden and off-road parking on the driveway and within the garage.

The property is offered unfurnished and is available now.

Call the Oakheart lettings team for further information.











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Approximate total area<sup>(1)</sup>  
 92.6 m<sup>2</sup>  
 995 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Council Tax Band:

New Build

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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