

A well presented three-bedroom detached bungalow located in the sought-after village of Debenham with field views to the rear.

Guide Price
£395,000 Freehold
Ref: P7705/B

24 Deben Rise
Debenham
Suffolk
IP14 6QQ



Kitchen/dining room, utility, sitting room and conservatory.
Principal bedroom with en-suite shower room, two further bedrooms and bathroom.
Front and rear gardens.
Single garage and off-road parking.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

24 Deben Rise is situated within the sought after village of Debenham. Debenham is a picturesque and historic village surrounded by open countryside. Within walking distance of the property are excellent local amenities including primary and secondary schools, a post office, greengrocers, doctor's surgery, veterinary practice and a small Co-op supermarket. The market town of Framlingham is located approximately 9 miles to the east and has further day to day shopping facilities as well as the historic castle. Ipswich (14 miles) and Stowmarket (10 miles) offer more extensive facilities including mainline railway stations with regular services to London Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively.

Description

24 Deben Rise is a detached three-bedroom bungalow of brick and block construction under a pitch tiled roof. It occupies a corner position on a generous plot with farmland to the rear. The property benefits from the addition of a conservatory, UPVC double glazed windows and oil fired central heating. There is an open garden to the front and an enclosed garden to the rear with a single garage to the side. 24 Deben Rise has been in the same ownership since it was built and has been exceptionally well maintained during the vendors tenure.

A front door leads to an entrance hall with doors off to the kitchen/dining room, sitting room, bathroom and three bedrooms. Engineered oak flooring leads from the entrance hall through to the sitting room. This double aspect room has windows to the side and rear. There is a central wood burning stove on a granite hearth with oak bressummer above. Doors lead from here into the conservatory which was added in 2014. It has a brick built base, a tiled floor, UPVC windows, a polycarbonate roof and doors opening onto the rear garden.

The kitchen/dining room has a window overlooking the front garden and a door to the side of the property. There was a new kitchen fitted six years ago with a matching range of high-and low-level wall units with composite slate-style worktops. There is an inset sink unit, four ring hob, oven and integrated dishwasher. Quarry tiled flooring runs through here into the utility. The utility room is home to the boiler and has space and plumbing for a washing machine and dryer. There is a window here to the side of the property.

The hallway also gives access to the bathroom and bedrooms. The bathroom has an obscured glazed window to the side, tiled floor and walls, wash basin, bath with shower over, WC and extractor fan. The principal bedroom has a bay window to the front of the property. There is a door to the en-suite with a shower, wash basin, WC and extractor fan. Bedroom two is a double bedroom with a bay window overlooking the rear garden and fields beyond. Bedroom three is a single bedroom with a window into the conservatory.

Outside

The property is approached via a pathway through an open plan garden which is mainly laid to lawn and leads to the front door. There is a driveway to the side with shared access which provides off-road parking in front of a single garage. The single garage measures 5.4m by 2.7m with power, light and double opening doors to the front. There is a window to the rear and a personnel door to the garden. The garden to the rear is mainly laid to lawn with established flower and shrub borders. To the side is a green house and a timber shed. The garden is surrounded by a combination of picket and close boarded fencing and abuts farmland at the rear. Additionally, there is an oil tank and gated access to the driveway.



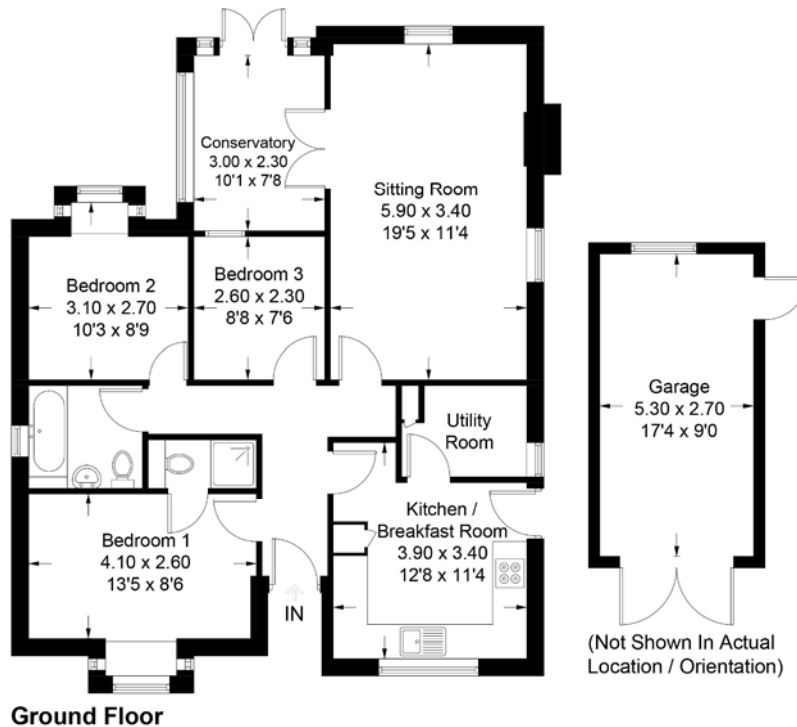






24 Deben Rise, Debenham

Approximate Gross Internal Area = 85.0 sq m / 910 sq ft
Garage = 15.0 sq m / 160 sq ft
Total = 99.0 sq m / 1070 sq ft



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. 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 Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating D (Copy available from the agent.)

Council Tax Band D; £2,215.68 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. There is an easement registered on the property for underground electricity cables that can not be built over. Please speak to the agent for further details.

September 2025



Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Vicarage Road and then turn left onto Cherry Tree Ln. Continue straight onto Deben Rise and the property will be found on the left hand side.

When using What3words: [///grills.myths.exhales](https://www.what3words.com/#!/en////grills.myths.exhales)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.