

*A spacious four bedroom detached family home within a popular residential area a short distance from the amenities of the well served town of Debenham.*

Guide Price  
£465,000 Freehold  
Ref: P7680/B

12 Raedwald Way  
Debenham  
Suffolk  
IP14 6SN



Entrance hall, downstairs cloakroom, sitting room, dining room, office, kitchen/breakfast room and utility room.  
Principal bedroom with en-suite shower room.  
Three further good size bedrooms - one currently being used as a dressing room, and family bathroom.  
Landscaped driveway providing off-road parking for three vehicles in front of a detached double garage.  
Generous and private rear garden.

Contact Us



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## Location

The property is located within a popular residential area a short distance from the amenities of the well served town of Debenham. Debenham, which features excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, antiques shop, two public houses and a leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further excellent schooling in both the state and private sectors.

The county town of Ipswich (14 miles) and the town of Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations, with regular services to London's Liverpool Street scheduled to take approximately 65 minutes and 85 minutes respectively. Suffolk's Heritage Coast, with towns such as Aldeburgh and Southwold, is approximately 24 miles. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

## Description

12 Raedwald Way is an exceptionally well presented and maintained four bedroom detached family home with brick elevations under a pitch tiled roof. The property benefits from occupying a corner position giving it a larger than average plot, with a generous and private garden to the rear and landscaped driveway to the front providing off-road parking in front of a detached double garage.

The accommodation is spacious and well laid out over two storeys and benefits from UPVC double glazing and oil-fired central heating throughout.

The property is entered via the front door from a covered porch into the entrance hall with radiator and stairs that rise to the first floor landing. There is a good understairs storage cupboard and doors off to the principal reception rooms and the cloakroom. From the entrance hall there are partially glazed double doors that lead through to the sitting room which is a well proportioned room with dual aspect windows to the front and French style doors to the garden that open out onto a landscaped terrace. There is a central fireplace with open grate, stone surround and hearth, lights and radiators. A door from the hallway leads into the dining room which is also a good size room with windows to the front and radiator. The office has a window to the rear, radiator and a range of wall and floor mounted units which will remain.

A further door from the entrance hall leads to the kitchen/breakfast room which is a good size room with two windows to the rear and a matching range of fitted wall and base units, one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks to worktops. There is a four zone induction hob with stainless steel and glass extractor hood over and high level double oven to the side. There is also an integrated microwave, fridge, freezer and dishwasher. Centrally within the kitchen is an island with cupboards under and breakfast bar above, ceramic tiled floors, radiator and recessed lighting. There is a door from the kitchen/breakfast room to the utility room where there is a partially glazed door to the garden. There are ceramic tiled floors, radiator and a matching range of fitted wall and base units with a stainless steel single drainer sink unit with mixer tap over inset into worktops. There is a freestanding tumble dryer and washing machine and extractor fan. The cloakroom has a close coupled WC, pedestal handwash basin with mixer tap over and tiled splashbacks. There is a radiator, ceramic tiled floors and extractor fan.

Stairs rise to the first floor landing with window to the front. The landing provides access to the loft and an airing cupboard with a pressurised water cylinder and slated shelving and a further cupboard which is shelved for convenience and provides useful storage. Doors from the landing lead to the bedrooms.

Bedroom one is a generous principal bedroom with window to the rear, radiator, a range of fitted wardrobes with sliding doors and a door to the en-suite shower room. Comprising built in quadrant shower cubicle and mains fed shower over, close coupled WC and pedestal basin with mixer tap over, this also has ceramic tiled walls and floors, obscured window to the rear, chrome heated towel radiator and recessed lighting.

Bedroom two is a further double bedroom with windows to the front, radiator and two built-in wardrobes with hanging rails and shelving. Bedroom three is a further double bedroom with window to the rear and radiator. Bedroom four could also be used as a double bedroom but is currently used as a dressing room, with window to the front, radiator and matching range of fitted wardrobes with dressing table unit therefore creating a perfect dressing room being next door to the principal bedroom. The family bathroom has an obscured window to the rear, panel bath with mixer tap over and a mains fed shower above with glass screen, close coupled WC and pedestal handwash basin with mixer tap over, chrome heated towel radiator, mostly ceramic tiled walls and floor, extractor fan and recessed lighting.

### Outside

The property is in a small cul-de-sac and is approached via a block paved driveway providing off-road parking for three to four vehicles in front of a detached double garage, with a pitched tiled roof and two separate up and over doors. There is a window to the side and a personnel door for access and outside lighting. Behind the garage is a useful storage area which houses the oil tank and there is gated access to the side providing access to the rear garden.

The rear garden is generous and unoverlooked and is mainly laid to lawn with a retaining raised flower and shrub border which is well established and maintained. Immediately behind the house is a landscaped terrace providing the perfect seating area.









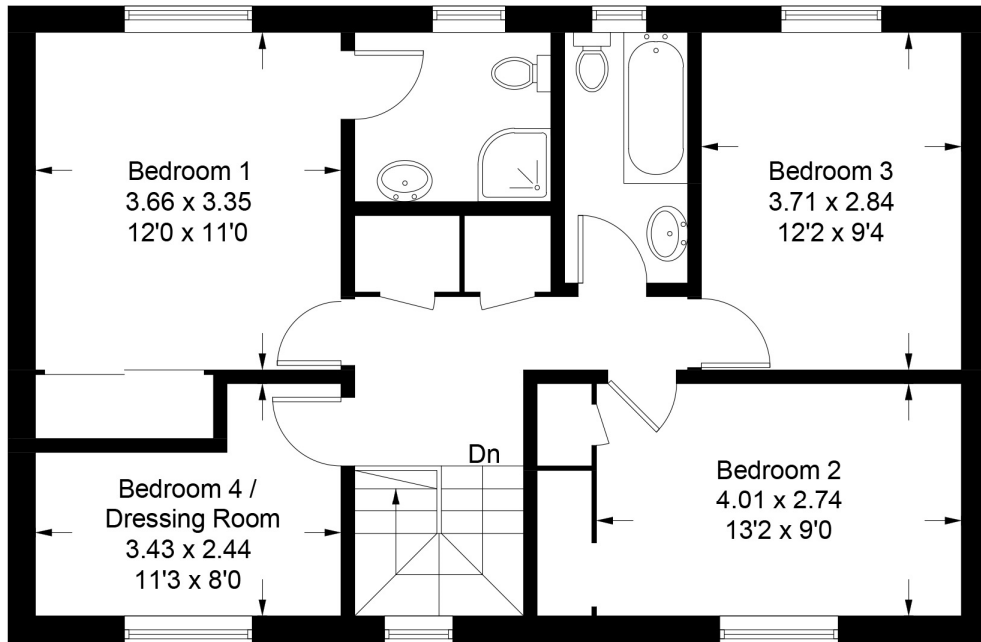




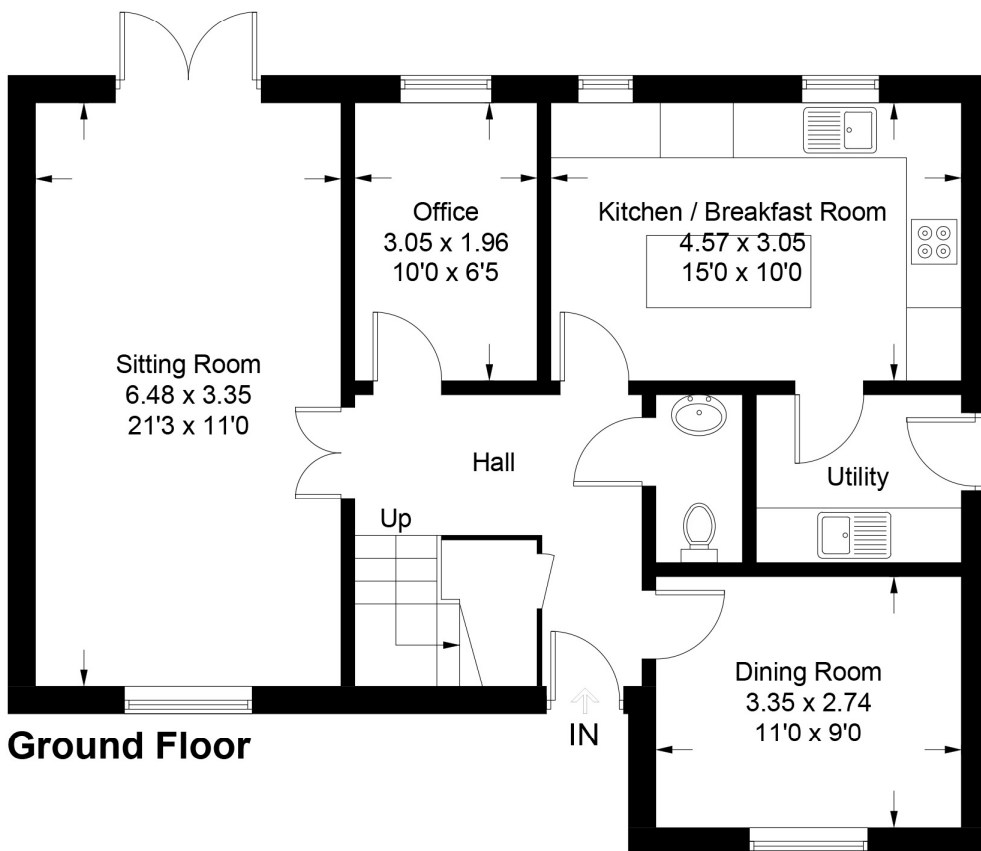


# 12 Raedwald Way, Debenham

Approximate Gross Internal Area = 135.6 sq m / 1459 sq ft



**First Floor**



**Ground Floor**



*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 –  
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*EPC* Rating = C (Copy available from the agents upon request).

*Council Tax* Band E; £2,708.05 payable per annum 2025/2026

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

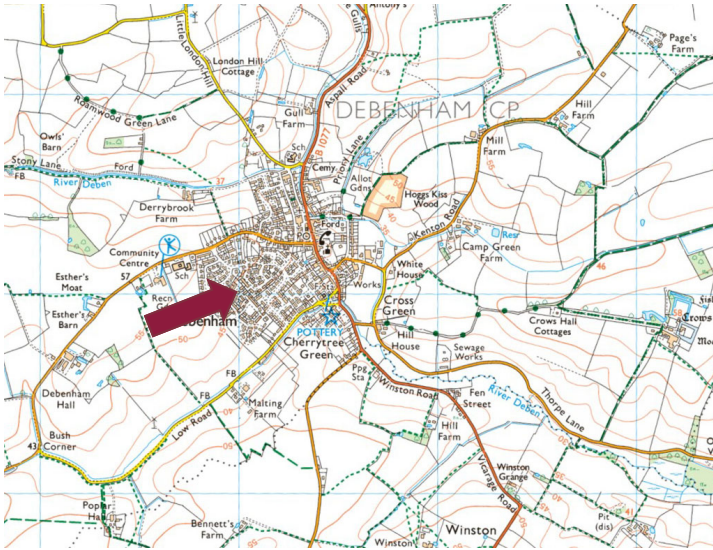
#### NOTES

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.

*August 2025*



## Directions

Coming into Debenham from Framlingham direction, proceed through the high street and at the top of the hill, turn left into Gracechurch Street. Continue along Gracechurch Street taking the turning on you left into Gardeners Road and immediately right into Sackville Street. Continue into Bloomfield Way bearing right in to Wells Way and left into Raedwald Way, where the property can be found on the left-hand side

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