

An extended, well presented three bedroom detached chalet bungalow, located on a popular residential development, a short walk from the amenities of the market town of Debenham.

Guide Price
£325,000 Freehold
Ref: P7329/B

15 Moores Close
Debenham
Suffolk
IP14 6RU



Entrance hall, sitting room, kitchen/living/dining room.
Ground floor bedroom three/office.
Two further double bedrooms on the first floor and bathroom.
Single garage en bloc with off-road parking.
Enclosed gardens to rear.

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Location

15 Moores Close is located close to the centre of the popular village of Debenham. Debenham benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, public house and 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 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

15 Moores Close is a three bedroom extended detached chalet bungalow, built during the 1970's with mostly brick elevations under a pitched tiled roof. The property was extended in 2020 to provide a spacious kitchen, living and dining room and the exterior was Hardie plank clad. The property benefits from UPVC double glazing and central heating which is provided by LPG. The accommodation is well laid out over two floors and has been refurbished throughout and re-decorated by the current vendors during their tenure and has been a much loved family home. The accommodation comprises an entrance hall, sitting room with woodburning stove and large picture windows to the front, a spacious and light kitchen and a living and dining room with French style doors that open out onto the rear garden. There is also a ground floor bathroom and ground floor office/occasional bedroom three. On the first floor there are two double bedrooms.

Outside to the front, the property has open plan gardens which are mainly laid to lawn. There is a pathway to the side of the building with a side entrance. To the rear is an enclosed garden, mainly laid to lawn with a paved terrace and gated access to the side. In addition, there is a single garage en bloc with off-road parking for one vehicle.

The Accommodation

The House

Ground Floor

The property is approached from the side entrance to the

Entrance Hall

With ceramic tiled floors. Wall mounted radiator and stairs that rise to the first floor landing. Doors off to the

Sitting Room 15'0 x 13'0 (4.57m x 3.96m)

A lovely light room with large windows to front and wood burning stove on a slate hearth. Hard wearing vinyl laminate flooring. Wall mounted radiator. Door off to



Office/Occasional Bedroom Three 9'8 x 7'0 (2.95m x 2.13m)
With window to front and wall mounted radiator. Doors to



Living/Dining Room 21'0 x 10'8 (6.40m x 3.25m) *Kitchen* 15'0 x 9'0 (4.57m x 2.74m)

A large spacious and light room with a range of matching fitted wall and base units and larder cupboard. One and a half bowl sink unit with mixer tap over, recessed into quartz worktop. Four ring gas hob with electric oven under and extractor over. Integrated dishwasher and space and plumbing for washing machine. Built-in understairs cupboard. There is also a breakfast bar dividing the kitchen from the living/dining room. This space provides a wonderful, much used family area. The living/dining area has vaulted ceilings with windows to the rear. French style doors flanked by windows to the side that open up onto the rear terrace. Wall mounted radiators. Ceramic tiled flooring.





From the entrance hall, there is a door to the

Ground Floor Bathroom

With obscure glazed window to rear. Panelled bath with taps over, mains fed drencher shower over with glass screen in tiled surround. Vanity basin with mixer tap over and cupboards under. Hidden cistern WC with shelf above. Chrome heated towel radiators and part tiled walls and ceramic tiled floor.



Stairs rise to the

First Floor

Landing

With access to loft and doors off to

Bedroom One 12'11 x 11'11 (3.94m x 3.63m)

With window to front. Wall mounted radiator and a range of fitted wardrobes with hanging rails and cupboards above. Exposed floorboards.



Bedroom Two 11'11 x 9'0 (3.63m x 2.74m)

A further double bedroom with window to rear. Built-in boiler cupboard with wall mounted gas fired Valiant boiler and storage. Painted floorboards and two eaves storage cupboards. Wall mounted radiator.



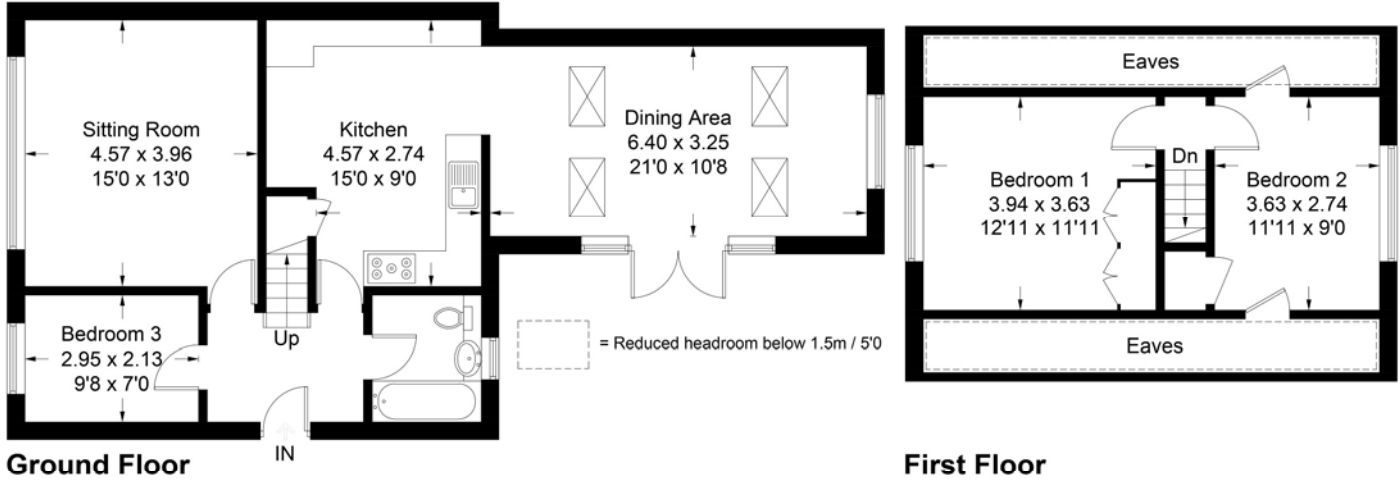
Outside

The property is approached via a pathway that leads from the garages and the parking area. There is a private pathway leading to the side entrance. There is an open plan garden to the front, which is mainly laid to lawn and beyond the side entrance is a gated access to the rear garden. To the rear of the property there is a paved terrace with steps up to the rear garden. This is mainly laid to lawn with established shrub borders which are enclosed by close boarded fencing. There is an outside power supply and tap.



15 Moores Close, Debenham

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
(Including Eaves)



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Gas fired central heating powered by LPG bottled gas.

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 (full report available from the agent)

Council Tax Band C; £1,887.43 payable per annum 2024/2025

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.

May 2024



Directions

Coming into Debenham, take the second turning onto Low Road and at the T junction, go straight across into Moores Close. Proceed to the top of Moores Close where you can park and the property can be identified by a Clarke and Simpson for sale board on the left hand side.

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