

A well maintained three bedroom detached bungalow tucked away in the heart of the popular village of Dennington.

Guide Price
£350,000 Freehold

Ref: P7515/B

Field End
The Square
Dennington
Woodbridge
Suffolk
IP13 8AB



Entrance hall, sitting room, kitchen, dining room, utility room, conservatory, shower room.

Three double bedrooms and family bathroom.

Off-road parking.

Single Garage.

Enclosed gardens to front and rear.

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

Field End is tucked away in the heart of the village of Dennington, which is well served by the well regarded Little Oaks playgroup, a primary school, an excellent dining pub and café, The Dennington Queen and the Neathouse Cafe. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle. The Heritage Coast is within about 15 miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 20 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

Description

Field End is a well maintained and spacious detached bungalow with rendered elevations of brick and block construction under a pitch tile roof. The property is nicely tucked away, off a shared access way, that leads from the village square. The accommodation is spacious and is approached via a porch that leads to a hallway with doors off to the sitting room and kitchen/dining room. The sitting room is a dual aspect room with windows to front and side, a feature red brick chimney breast and hearth with wooden mantel over and inset electric fire. The kitchen, with windows to rear, has a matching range of fitted wall, base and display units, one and a half bowl single drainage sink unit with taps above and water softener inset into roll top work surfaces. There is an electric hob with electric oven under and extractor hood over. The kitchen opens into the dining room which has French style doors that lead to the conservatory. This has been built on a brick plinth with UPVC windows and doors and a polycarbonate roof. From the kitchen there is also access to the utility room with a window to the side and a door to the garden. There is also a small shower room with built-in shower cubicle and electric shower over. The hallway leads to the inner hall where there is access to the loft and an airing cupboard with pre-lagged water cylinder and slatted shelves. There are doors off to bedroom one which has a window to the rear, bedroom two with a window to the front and bedroom three is a smaller double with a window to the front. There is a family bathroom with panel bath, close coupled WC, pedestal handwash basin, electric light and shaver point, extractor fan, wall mounted Dimplex heater and obscure window to side.

The property is mostly single glazed with some secondary glazed panels, strategically placed night storage heaters and electric panel heaters.

Outside

The property is approached across a shared access from The Square to the side of the renowned Dennington Queen public house and restaurant. A private drive provides off-road parking for one to two vehicles. The drive leads to the single detached garage with up and over door, and power and light connected. The garden to the front is well maintained and mainly laid to lawn with well stocked flower beds. Access can be gained from both sides of the property to the rear garden which is private and mainly laid to lawn with established flower beds and bordered by hedging. There is gated access from here to the public footpath that leads directly to the recreation ground.

Note:

There is a liability on the owners of Field End to contribute 25% towards the maintenance and repairs of the shared access.





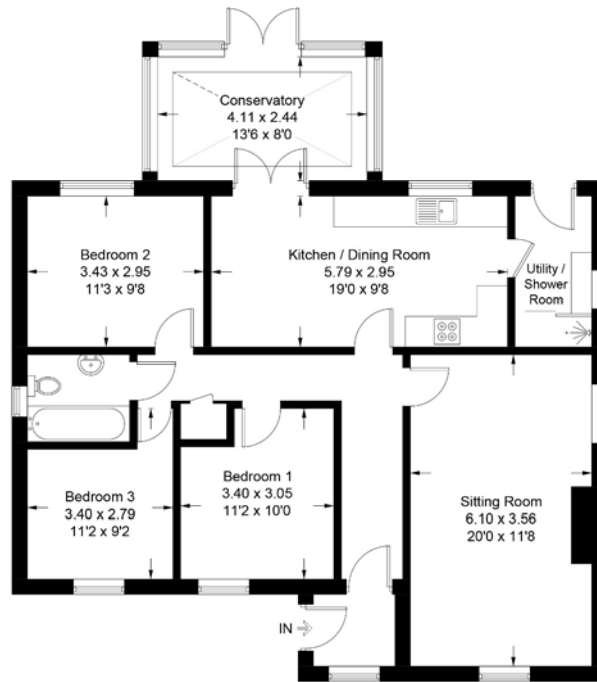






Field End, Dennington

Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft



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.

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 = E (Copy available from the agents upon request).

Council Tax Band D; £2,079.95 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

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.

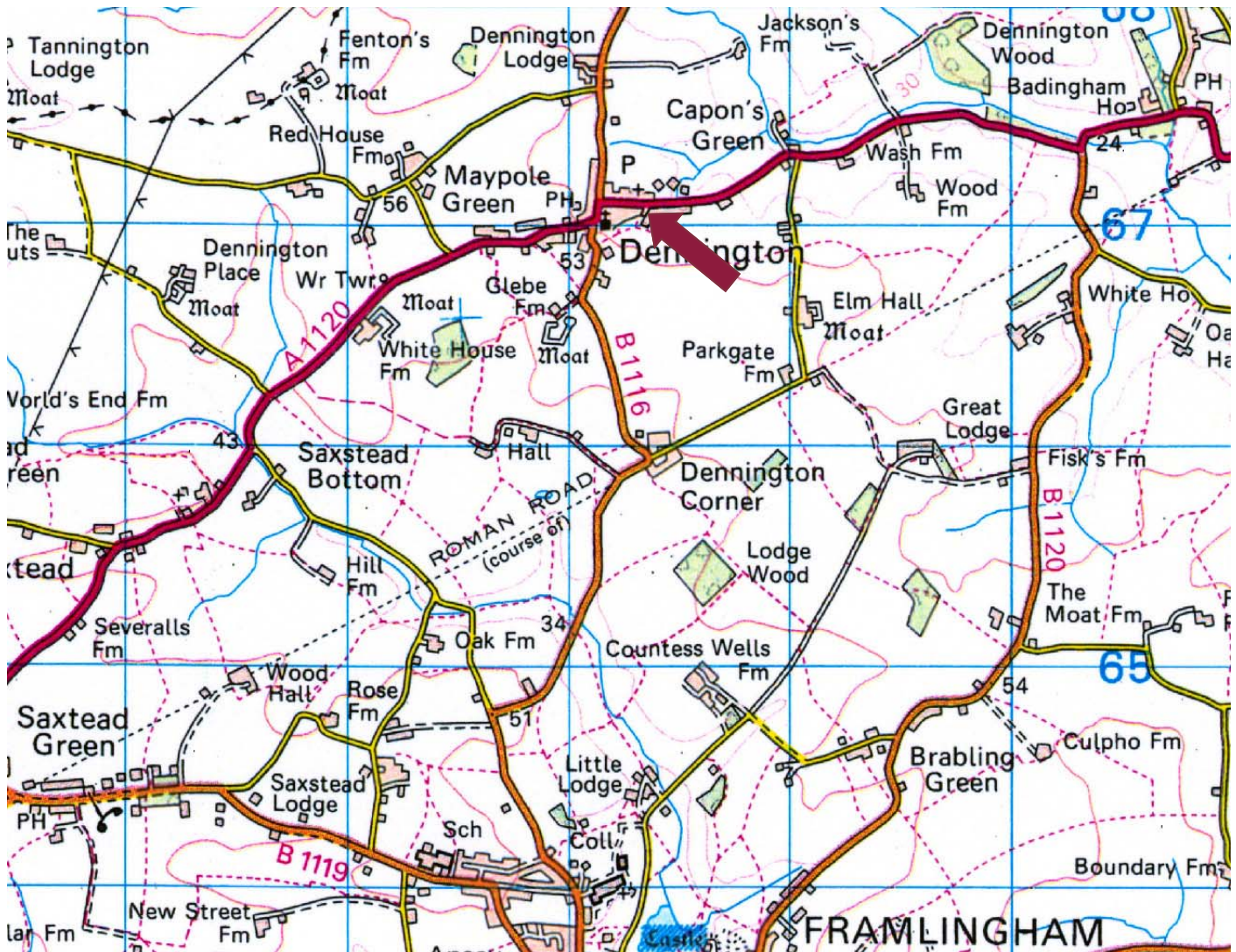
4. There is a liability on the owners of Field End to contribute 25% towards the maintenance and repairs of the shared access.

March 2025

Directions

Leaving Framlingham in the direction of Dennington, continue for three miles. Entering Dennington at the T-junction, turn right and immediately right into Dennington square. The access road can be found ahead of you on the left hand side of the Dennington Queen.

What3Words location: [///commit.missions.fool](https://www.what3words.com/commit/missions/fool)



Need to sell or buy furniture?

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