

A two bedroom semi-detached bungalow, presented in good order, and just a short distance from the amenities of the popular village of Debenham.

Guide Price
£215,000 Freehold
Ref: P7575/B

10 Andrews Close
Debenham
Suffolk
IP14 6RT



Entrance hall, sitting room and kitchen.
Two bedrooms and bathroom.
Enclosed gardens to rear.
Driveway providing off-road parking.
Single garage converted into store and office.

Contact Us



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Location

10 Andrews Close is located a short distance from the centre of the popular village of Debenham. The village offers an excellent range of local amenities including a Co-op supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, antiques shop, 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 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

10 Andrews Close is a two bedroom semi-detached bungalow with brick elevations under a pitch tiled roof. The property is presented in good order throughout and has well laid out accommodation comprising entrance hall, sitting room, kitchen, two double bedrooms and a family bathroom. When the current vendor purchased the property, she reconfigured the property by creating a sitting room at the rear of the property and installing a woodburning stove and a door to the garden. To the rear of the property are enclosed gardens that are mainly laid to lawn. There is a driveway to the side providing off-road parking and leading to the garage.

The Accommodation

Front door to

Entrance Hall

With laminate style flooring throughout the bungalow with wall mounted radiator, built-in cupboard and access to loft. Door off to the

Sitting Room

A lovely light room with window and glass door to rear. Wall mounted radiator and feature brick hearth with multi-fuel stove and laminate style flooring.





Kitchen

Again with large window to rear and matching range of fitted wall and base units with one and a half bowl stainless steel single drainer sink unit with tiled splashbacks to roll top worksurfaces. Four ring electric hob with electric oven under and filter hood over and space and plumbing for washing machine. There is a wall mounted radiator and built-in larder cupboards - one housing a fridge freezer which is not integrated and a partially glazed door to the rear.



Bedroom One

An exceptionally large double bedroom with large windows to front and wall mounted radiator.



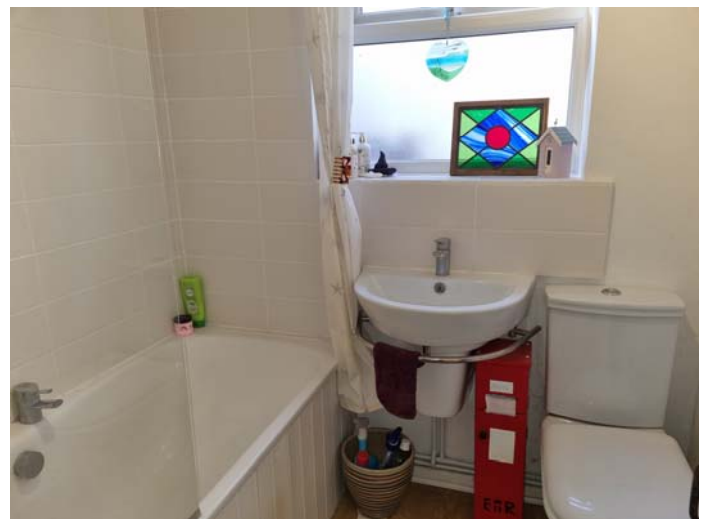
Bedroom Two

A small double or good size single bedroom with window to front and wall mounted radiator.



Family Bathroom

Bath with taps above and mains fed shower above with glass screen and tiled surround. Wall hung basin with tap over and close coupled WC. Obscured window to side, chrome heated towel radiator and recess with shelving.



Outside

To the front of the property is an open plan garden which is mainly laid to lawn with established shrubs and a flower border. Driveway to side providing off-road parking and a pathway that leads to the side entrance. There is gated access to the side which is covered providing a dry area for storage. A garden to the rear is mainly laid to lawn with a paved terrace area, enclosed by fencing, established shrub and flower borders. There is a timber shed and an oil tank. A raised decking area provides another private seating area. The garden provides a private and secluded seating area.

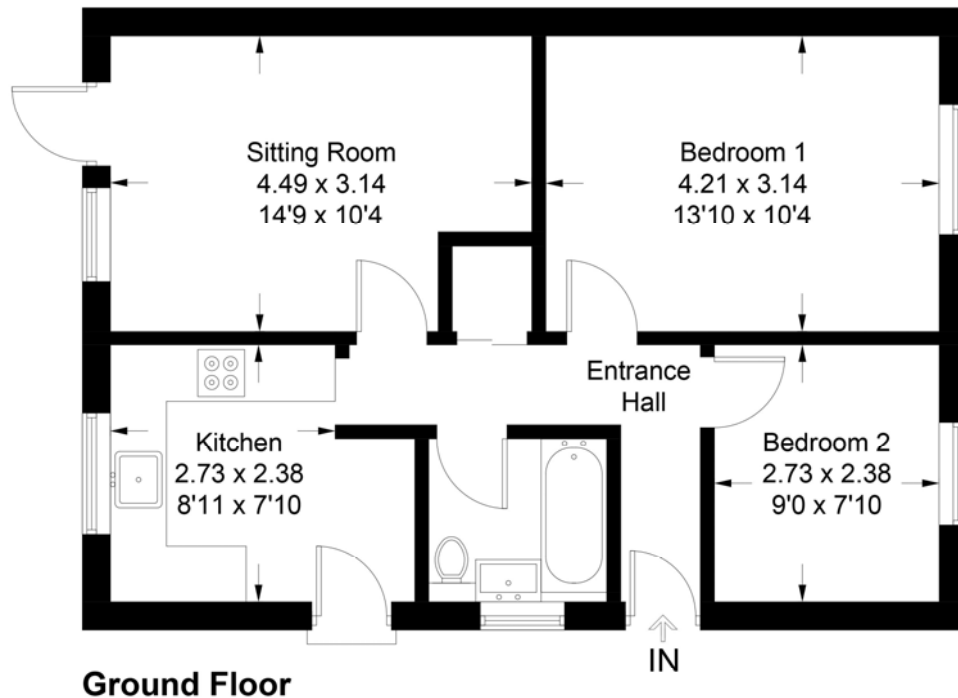
There is a door through to the rear of the garage where there is a office/store with power and lighting and space for further appliances. A partially glazed door goes through to the remainder of the garage which is used for storage. There is also a floor mounted oil-fired boiler.





10 St Andrews Close, Debenham

Approximate Gross Internal Area = 46.7 sq m / 502.3 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired boiler serving the heating and hot water.

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 agents upon request).

Council Tax Band B; £1,723.31 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.

April 2025

Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed down Low Road and take your first turning on the right to Gardeners Road. Continue up through Gardeners Road estate where Andrews Close is the third turning on the right. The property can be found at the end of the cul-de-sac on the right hand side.

What3Words location: [///turkeys.herds.condense](https://www.what3words.com/#!/en/turkeys/herds/condense)



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