

*A recently refurbished two bedroom detached cottage located in the heart of the popular village of Debenham, just a short distance from the amenities of the village.*

Guide Price  
£295,000 Freehold  
Ref: P7577/B

4 Chancery Lane  
Debenham  
Suffolk  
IP14 6RN



Entrance hall, sitting room, dining room, kitchen/breakfast room and ground floor bathroom.

Two first floor double bedrooms sharing a Jack and Jill shower room.

Enclosed courtyard to rear.

On-street parking.

Contact Us



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## Location

4 Chancery Lane is located in the heart of the popular village of Debenham, a short distance from the village which 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

4 Chancery Lane is an exceptionally well presented and recently refurbished two bedroom detached cottage located in the heart of the popular village of Debenham within a short walk to the amenities.

The accommodation is well appointed and exceptionally well laid out and comprises an entrance hall with doors off to the dual aspect sitting room with windows to front and side and a redbrick fireplace with recessed woodburning stove and a cupboard to the side. There is also an independent staircase to bedroom one. A further door from the entrance leads to the dining room which is a dual aspect room again with windows to front and side. There is a feature redbrick fireplace with recessed woodburning stove and cupboard to side and a further staircase to bedroom two. From the dining room, there is a door to the inner lobby which has a window to the side and a wall mounted radiator and built-in cupboard. From here there is a door to the family bathroom which has an obscure window to the side. The bathroom comprises a panel bath with mixer tap over and mains fed shower over with tiled surround. There is also an extractor fan, hidden system WC with shelf above, basin with mixer tap over and cupboard under. A chrome heated towel rail, shaver point, recessed lighting and ceramic tiled floors. The recently re-fitted kitchen/breakfast room is also accessed from the inner lobby. This is a lovely light room with windows to the side and a partially obscured bay window to the rear. There is also a door opening to the courtyard. The kitchen is fitted with a matching range of fitted wall and base units with a butler style sink with mixer tap over, recessed and inset into a Minerva worktop with tiled splashbacks. There is a large central island and breakfast bar with a inset four zone induction hob with extractor hood over and high level double oven to the side. There is also an integrated dishwasher and fridge freezer. Wall mounted radiators and ceramic tiled floors with a floor mounted oil-fired boiler and vaulted ceilings with exposed timbers.

From the sitting room a cottage style staircase leads directly into bedroom one. This is a light dual aspect room with vaulted ceilings, windows to the front and side, wall mounted radiator, a range of built-in wardrobes with cupboards above and exposed ceiling timbers. Access is gained from here to the Jack and Jill shower room which serves both bedrooms. It has a built-in shower cubicle with mains fed deluge shower over, a basin with tap over and cupboard beneath, tiled splashbacks, close coupled WC with shelf above, shaver point, recessed lighting, extractor fan and heated towel rail with floating shelves. There is a further door from here into bedroom two which is another dual aspect double bedroom with windows to the front and rear and access to the loft. It has partially vaulted ceilings with exposed ceiling timbers, wall mounted radiator and a separate independent staircase down to the dining room.

Outside the property is approached directly from Chancery Lane. To the rear there is a private courtyard with providing a sheltered seating area with a timber storage shed and log store with pantile roof and an oil tank enclosed by close boarded fencing. There are also a couple of shrub and flower beds with an established Holly tree. Gated access to side.

It should be noted that the refurbishment works to the ground floor were carried out following Storm Babet in October 2023. The vendor commission a Flood Survey and preventative measures were funded by Government/Environment Agency grants. The work comprised a new insulated and concrete screed floor with new flooring throughout the ground floor including ceramic tiles, luxury vinyl tiles and non-return valves on pipework. Flood doors to front and rear. In addition a new oil fired boiler was installed under insurance post flood.

















## 4 Chancery Lane, Debenham

Approximate Gross Internal Area = 103.4 sq m / 1123 sq ft



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

**Council Tax** Band C; £1,969.49 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

Proceeding into Debenham in a northerly direction continue along the High Street. Take the turning on your right hand side and bear round into Chancery Lane, passing the United Reformed Church on the left hand side. Number 4 will be found immediately on your right.

What3Words location: [///slogged.supper.decoding](https://www.what3words.com/slogged.supper.decoding)



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