

A four bedroom detached house in a pretty rural location on the outskirts of the village of Dennington.

Guide Price
£475,000 Freehold
Ref: P7719/C

Riverside House
Capons Green
Dennington
Suffolk
IP13 8JH



Hallway, cloakroom, dining room, sitting room, kitchen and utility room.

Principal bedroom with en-suite shower room. Three further bedrooms and bathroom.

Single garage, store shed and summerhouse.

Enclosed gardens extending to approximately 0.3 acres.

Off-road parking.

Contact Us



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Location

Riverside House is situated on the outskirts of the village of Dennington at Capons Green. Dennington has a primary school, a nursery school, a popular dining pub, the Queen's Head, a café 'The Neathouse' and a community centre with playingfield. Laxfield also has a primary school, a Co-op village store/post office, hardware store/garage and two public houses, including the Kings Head, known locally as the 'Low House'. 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, with the popular centres of Southwold, Walberswick and Dunwich, is about 15 miles. Diss, with mainline Inter City rail services to London's Liverpool Street Station, lies about 14 miles to the west. The County town of Ipswich lies about 25 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. 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.

Description

Riverside House is a four bedroom detached house. It is believed to be of brick and block construction with predominantly rendered elevations under a pitch tiled roof. It benefits from timber framed double glazed windows throughout and an oil-fired central heating system.

The accommodation is well laid out over two floors and comprises a hallway, cloakroom, dining room, sitting room, kitchen and utility room. On the first floor there is a principal bedroom with an en-suite shower room, three further double bedrooms and a bathroom.

Entering the property through the front door, there is an entrance hall. From here, a tiled floor leads through to the kitchen which has a window to the side of the property and has matching high and low-level cupboards with tiled splashback and roll top worksurfaces. There is a sink, a four ring electric hob, a Neff oven and built-in microwave. A door from the entrance hall leads into the dining room which has a window to the front with field views beyond and doors opening onto a side patio area. The triple aspect sitting room has views of the front and rear gardens and also has a central red brick fireplace. The utility room is found through a door from the kitchen and has a window overlooking the rear garden. It has matching high and low-level wall units with tiled splashback and roll top worksurfaces, a sink and is home to the boiler. From the utility room there is a door leading to the rear garden and a hatch to the loft. Also accessed from the entrance hall is a cloakroom with an obscured glazed window to the front, a handwash basin, WC and an extractor fan.

Stairs rise to the first floor landing where there is an access hatch to the loft. The principal bedroom has windows to the side and rear. It has an en-suite shower room with half-tiled walls, an obscured glazed window to the side, a built-in shower cubicle, a handwash basin, WC and an extractor fan. Bedroom two has a window to the side of the property and a dormer window with views of the front garden and fields beyond. Bedroom three is a double room with a window to the front of the property. Bedroom four has a window overlooking the rear garden. The bathroom has a dormer window to the front of the property, half-tiled walls, a bath, handwash basin and WC. Also accessed via the landing is an airing cupboard with slatted shelving housing the hot water tank.

Outside

Approaching the property via the lane, iron gates open onto a brick paved driveway. The property has a store shed and single garage, both with up and over doors. The single garage has a half brick built base with rendered elevations under a pitch tiled roof. It has a window to the side and door opening to the side garden. There is also a summerhouse that sits on a patio area in the front garden. A brick paved pathway surrounds the property leading off to various areas of landscaped gardens. It also offers off-road parking for several vehicles. The landscaped gardens are enclosed by fencing, hedging and brick walls.











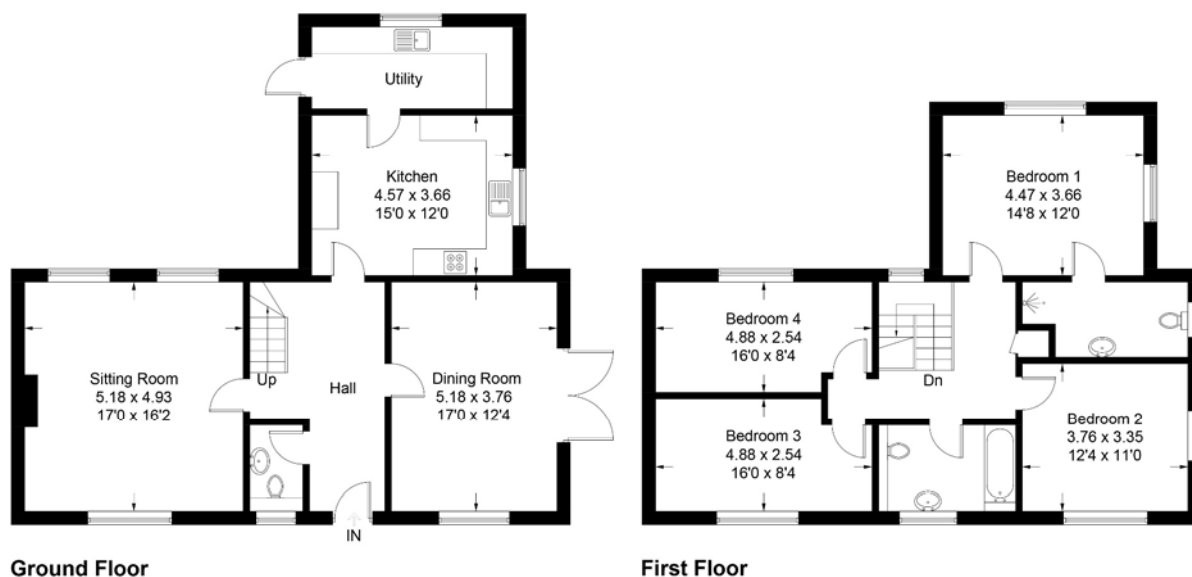






Riverside House, Dennington

Approximate Gross Internal Area = 169.5 sq m / 1824 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. 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 E; £2,664.08 payable per annum 2025/2026

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. This is a probate sale and the application to obtain the Grant has been submitted.

5. It is understood that the garden and garage flooded during Storm Babet in October 2023.

September 2025

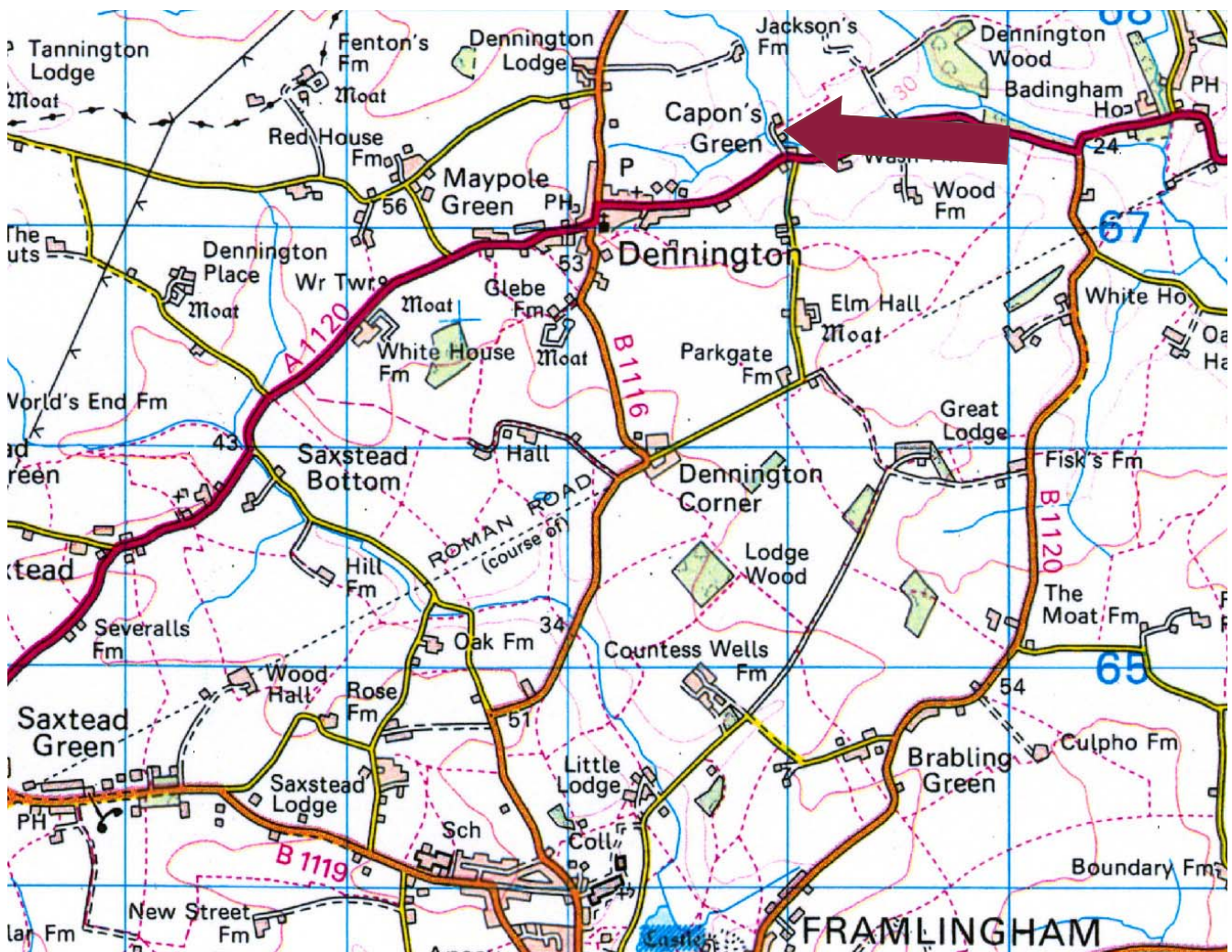


Directions

From the agent's office, proceed along College Road (B1116) towards Dennington. Continue past the village hall until you reach the junction and turn right. Follow the A1120 and after a short distance turn left onto Capon's Green where Riverside House will be found further down on the right-hand side.

For those using the What3Words app:

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