

Upon the instructions of the Diocese of St Edmundsbury & Ipswich.

A detached three bedroom chalet-style house set within the rural village of Witnesham.



Guide Price

£395,000

Freehold

Ref: P7798/MC

Address

**Dormers
Upper Street
Witnesham
Suffolk
IP6 9EW**



Entrance hall, 19' sitting room, dining room, kitchen, utility room and cloakroom.

Three bedrooms and bathroom.

Front and rear gardens.

Integral single garage and driveway.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Dormers will be found within the well regarded and accessible village of Witnesham, which lies just a few miles to the north-east of the county town of Ipswich. The village benefits from a primary school and a thriving village pub, The Barley Mow. The Fynn Valley Golf Club is on the outskirts of the village. The county town of Ipswich provides a full range of local shopping, commercial, educational and recreational facilities, as well as regular mainline rail services to London's Liverpool Street that takes just over the hour. The popular town of Woodbridge, based on the banks of the River Deben, lies about 8 miles to the east and also provides access to the A12 and Heritage Coast.

Description

Dormers is a detached three bedroom chalet style house situated in the rural village of Witnesham that we believe dates from the 1970s. It benefits from double glazed windows throughout and has an oil-fired central heating system. Entering through a partially glazed front door, the entrance hall provides access to the sitting room and kitchen. The 19' double aspect sitting room features an open fireplace and overlooks the front garden. The kitchen has windows overlooking the rear garden and has a range of wall and base units with an inset stainless steel sink. There is space for a dishwasher and cooker which has an extractor hood above. A door leads to the dining room which has sliding doors leading out onto the garden. The utility room has space and plumbing for a washing machine and has a glazed door which leads to the rear garden. From the kitchen, a further internal door leads into the garage where the boiler is located.

From the entrance hall, stairs rise to the first floor landing. Bedrooms 1 and 2 are double bedrooms with dormer windows to the front. They both benefit from built-in wardrobes and overhead cupboards. Bedroom 3 is a smaller bedroom with a window providing views to the front. The bathroom has obscured glazed windows to the rear and is mainly tiled. It comprises a built-in vanity unit which houses the sink, a WC, towel rail and a panelled bath with an overhead Aqualisa shower. Also accessed via the landing is the airing cupboard and a hatch which provides access to the loft.

Outside

To the front of the property, there is a driveway which is partly enclosed within a low-level brick wall. The property benefits from an integral garage which can be accessed from the front via an up and over door or from the internal door in the kitchen. The garage is connected to power and light.

The rear garden is mainly laid to lawn and is almost fully enclosed by wood panelled fencing. The rear garden can also be accessed via gates to both sides of the property whereby there are pathways that lead to the rear garden. Facing in a south-easterly direction, the rear garden enjoys the sun throughout the morning and into the afternoon.











Dormers, Witnesham

Approximate Gross Internal Area = 132.9 sq m / 1430 sq ft
(Including Garage)

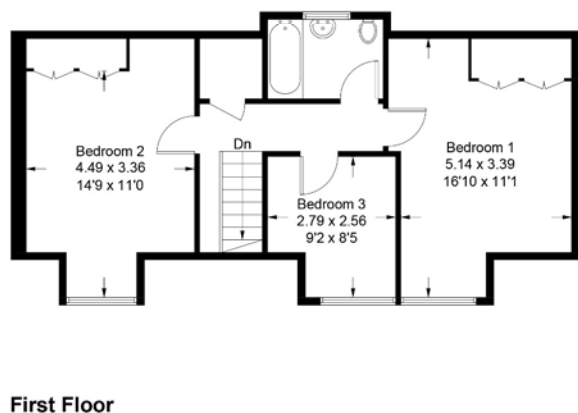
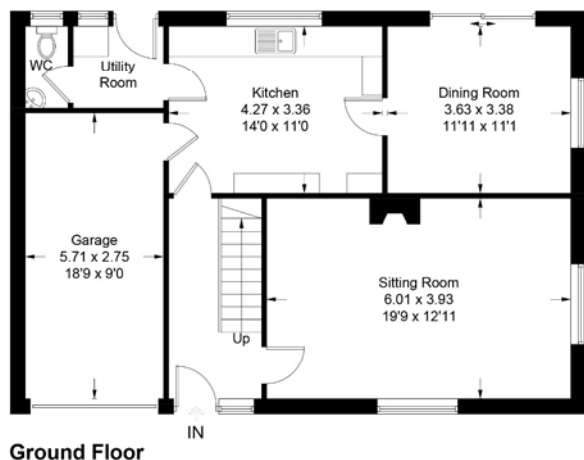


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1268248)

Viewing Strictly by appointment with the agent.

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

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; £2,170.95 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.

February 2026



Directions

Heading north out of Ipswich on the B1077, continue through the village of Westerfield towards Witnesham, passing Fynn Valley Golf Club on the right hand side and proceeding into the village of Witnesham. Pass the Barley Mow Inn on the right hand side and Dormers can be found on the left hand side.

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