

*A new, two bedroom end-terraced house, built by Denbury Homes, on the outskirts of the popular village of Debenham*

Rent £975 p.c.m  
Ref: R2509

19 Greensleeves  
Debenham  
Suffolk  
IP14 6FH



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

The property is situated on a brand new development by Denbury Homes, on the outskirts of Debenham. Debenham benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by well regarded primary and high schools. 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 Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations, with regular services to London's Liverpool Street. 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.

## The Accommodation

### Ground Floor

The property is entered through a partially glazed front door leading in to the

#### *Entrance Hall*

With controls for the alarm system and heating system, and doors off to

#### *Cloakroom*

With low level flush WC, and wall mounted wash basin with tiled splashback. Extractor fan.

#### *Open-plan Living Area - Kitchen* 9'9" x 7'5" (2.99m x 2.28m)

With a range of base and wall units with wood effect roll top work surface, with inset stainless steel sink with mixer tap over and tiled splashback. Integrated Bosch electric oven, Bosch electric hob and Bosch extractor hood over. Integrated dishwasher and washing machine and space for fridge/freezer. Window to front elevation.

#### *Open-plan Living Area* 15'5" x 14'10" (4.71m x 4.54m)

With French doors opening out to the patio and small side window. Understairs cupboard and TV and Wifi points.



From the entrance hall, stairs lead up to



## First Floor

### *Landing*

With cupboard containing hot water tank and controls, radiator and loft hatch. Doors lead to

### *Bedroom One* 12'8" x 10'7" (3.87m x 3.25m)

A light and spacious room with triple window overlooking the rear garden. Double door wardrobe with hanging rail and shelf,. Telephone point, TV point and central heating controls. Double panel radiator. A door leads to

### *En-suite Shower Room*

With fully tiled walk-in shower, wall mounted wash basin with tiled splashback and low flush WC. Shaving socket, extractor fan and double panel radiator. Obscure glazed window to rear elevation.



### *Bedroom Two* 9'8" x 7'10" (2.97m x 2.39m)

Window to front elevation. A small double bedroom with built-in wardrobe with hanging rail and shelf. Double panel radiator and TV point.

### *Family Bathroom*

With window to front elevation. Suite comprising panel bath with mixer tap and hand-held shower attachment, wall mounted wash basin and low level flush WC. Half tiled walls, wall mounted light-up mirror, panel radiator and extractor fan.

## Outside

To the front of the property are two parking spaces and a small planted area. A gate leads to the side pathway leading to a shared bin area, and a gate giving access to the rear garden. The rear garden has a paved patio with steps down to an area laid to lawn. The garden is fully enclosed with close boarded fencing.

*Services* Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating to ground floor.

*Council Tax* Band (awaiting banding)

*Local Authority* Mid Suffolk Council

*Viewings* Strictly by appointment with the Agent.

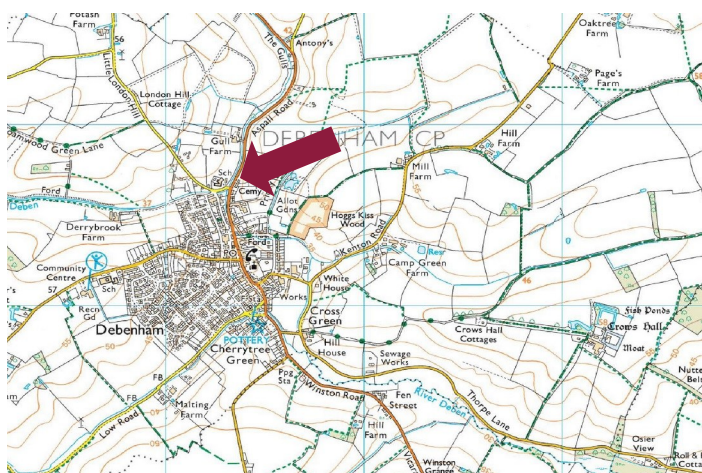
*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link –

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**April 2025**



## Directions

Approaching Debenham on the A1120 from Framlingham take the turning on the right at the junction of the 1077 to Debenham. When entering the village proceed through the centre where the Denbury Homes site can be found on the right hand side. Upon entering the site, follow the road round to the left where the property will be found on the left hand side.

For those using What3words app:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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