

Brownings Close is a three bedroom detached bungalow, enjoying an enviable rural position on the outskirts of village.



RENT

£1,100 PCM

Ref: Estates

Address

**Brownings Close
Dennington
Suffolk
IP13 8AU**



Entrance Hallway, kitchen, dining room, sitting room, utility room, cloaks/shower room, utility. Master bedroom and a further three bedrooms and family bathroom. Extensive garden surrounding the property with timber garage (for storage only and parking).

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

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

Brownings Close is a three bedroom detached bungalow situated in a delightful rural position, surrounded by farmland on the Dennington Hall Estate on the northern outskirts of the village of Dennington. Within 3 miles is Framlingham, which offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen as well as Sir Robert Hitcham's Primary School, Thomas Mills High School and also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

The market town of Saxmundham is just over 4 miles away and offers supermarkets, as well as cafes, businesses and day-to-day shopping facilities. The railway station provides regular train services to London's Liverpool Street Station via Ipswich. The county town of Ipswich is approximately 20 miles from the property. A range of local and national stores can be found here, along with a railway station with direct trains to London scheduled to take just over the hour. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness, is within the locality. The world famous Snape Maltings Concert Hall provides entertainment all year round and is just 7 miles away. The city of Norwich is just over 30 miles to the north.

Description

Forming part of the Dennington Hall Estate, the property is sits in a wonderful position overlooking countryside views and presented internally to a good standard.

Entrance Hallway

With smoke detector, hatch to attic, double panel radiator, BT telephone socket and doors off to

Dining Room

With double panel radiator. UPVC double glazed window overlooking the rear of the property. Cupboards flanking former chimney breast providing a range of useful storage. Door through to

Kitchen

A galley style room newly fitted with a good range of grey fascia base and eye level kitchen units with wood effect formica worksurface over inset with single drainer stainless steel sink and mixer tap over. Space and plumbing for dishwasher. Space for cooker. Lamona stainless steel extractor hood. Two UPVC double glazed windows to the overlooking front of the property and door through to **Rear Lobby** with doors off to **Airing Cupboard** with fully lagged hot water tank with electric immersion and three partially slatted shelves.

Shower Room

Fitted with newly installed fully tiled shower cubicle housing electric shower. White pedestal wash basin with mono tap. White low flush WC. Extractor fan. Shaver socket. Single panel radiator. UPVC double glazed obscured window.

Utility

Fitted with newly installed range of grey fascia base level kitchen units with wood effect formica worksurface above inset with single drainer stainless steel sink with mixer tap. Space and ducting for tumble dryer. Space and plumbing for washing machine. Boulter oil fired boiler. Honeywell boiler controls. Single panel radiator. Wall mounted fuse board and electricity meter. UPVC double glazed window and door leading to rear of the property. Further doors off the entrance hall lead to

Sitting Room 12'8 x 11'5 (3.87m x 3.50m)

A pleasant room with large UPVC double glazed bay window overlooking the rear garden. With fireplace comprising tiled hearth and surround with cast iron grate.

Family Bathroom

Fitted with panelled bath, pedestal wash hand basin, low flush WC, single panel radiator with wall mounted towel rail.

Bedroom One 10'11 x 10'4 (3.33m x 3.15m)

A good sized double bedroom with single panel radiator, large UPVC double glazed window to the rear of the property. Two storage cupboards flanking the chimney breast.

Bedroom Two 14'8 x 10'9 (4.48m x 3.29m)

A large double bedroom with large UPVC double glazed window overlooking the garden and farmland beyond with single panel radiator and large fitted hanging cupboard.

Bedroom Three 11'11 x 9'5 (3.64m x 2.87m)

A further double bedroom with two UPVC double glazed windows to the front of property, single panel radiator and telephone socket.



Outside

The property enjoys a rural position immediately adjoining the driveway leading to Dennington Hall Farms. It is surrounded on all sides by arable fields and grassland. The property sits in the centre of its plot with a small picket gate giving access to a concrete path leading to the front door. There is a good size garden to all sides, which is laid predominantly to grass and bordered by mature hedgerows. Timber garage for storage.

Important Note: In addition to the rent, the tenant will pay £30 towards water and sewerage for the property

Viewing Strictly by appointment with the agent.

Services Mains electricity connected. Private water. Shared private drainage. 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>

Council Tax Band D; £2,285.76 payable per annum 2026/2027

Local Authority East Suffolk House, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT 0333 016 2000

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.

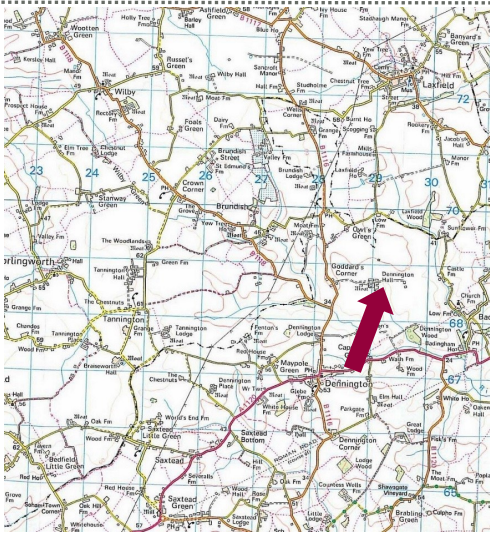
April 2026

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Directions

From Framlingham take the B1116 towards Dennington. On reaching the village, turn right on the A1120 signposted Yoxford then immediately left back onto the B1116 signposted Harleston and Stradbroke. Continue on this road for one mile before turning right onto the drive to Dennington Hall. After approximately 500 yards, the property is situated on the right hand side.

For those using the What3Words app: [#####dote.stand.caveman](https://www.what3words.com/#####dote.stand.caveman)



Brownings Close, Dennington

Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft

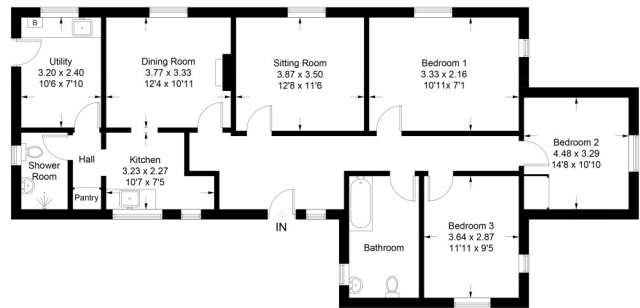


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