

*A three bedroom detached house, situated in the heart of the popular village of Dennington.*



#### Guide Price

£389,500

Freehold

Ref: P7817/MC

#### Address

Farnsfield  
Laxfield Road  
Dennington  
Suffolk  
IP13 8AE



Entrance porch, hallway, sitting room, kitchen, dining room, garden room and cloakroom.  
Three bedrooms and bathroom.  
Single garage and off-road parking.  
Front and rear gardens.

**No forward chain.**

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The property is located in the popular village of Dennington, just a short drive from the market town of Framlingham. 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

Farnsfield is a three bedroom detached house situated in the heart of the popular village of Dennington.

The property is approached via a driveway which leads to an entrance porch providing access to the front door. This opens into the hallway which has doors to the sitting room, kitchen and cloakroom. The kitchen has a window overlooking the front garden and is fitted with a matching range of high and low-level wall units with tiled splashbacks. It has an inset stainless steel sink, an integrated Neff oven and hob with an extractor hood above, and a built-in Neff dishwasher. There is also space for an under counter fridge. A useful built-in storage cupboard provides space and plumbing for a washing machine. A side door leads directly to the parking area. Also from the kitchen, an open archway connects to the dining room which has a window to the side of the property. The dual aspect sitting room enjoys views over the rear and side gardens and features an electric fireplace set on a brick hearth. From the dining room, sliding doors lead into the garden room. This bright, dual aspect room benefits from windows overlooking the rear garden and fields beyond. French style doors open onto the rear garden while a sliding door provides access to the side patio area. The garden room also benefits from a wood burner set on a brick hearth. The cloakroom has an obscured glazed window to the front and comprises a WC and handwash basin.

From the entrance hall, stairs rise to the first floor landing which provides access to the three bedrooms, bathroom and airing cupboard. Bedroom one is a generous double room with a window to the side of the property. Bedroom two is a further double room with window to the side and access to the loft hatch. Bedroom three also has a window to the side. The bathroom has an obscured glazed window to the front and comprises a wood-panelled bath with tiled surround and shower attachment over, a WC, built-in unit with handwash basin, bidet and extractor fan. The airing cupboard, accessed via the landing, houses the hot water cylinder.

## Outside

The property is approached from the road via a gravel driveway, providing off-road parking for several vehicles. The front garden is mainly laid to lawn and is complemented by a variety of shrubs and a hedge forming the front boundary. A gate to the left of the property provides access to the rear garden, while to the right-hand side, a brick wall encloses the rear garden and includes a personnel gate. The property also benefits from a single garage with an up and over door to the front and a personnel door opening onto the rear patio area. The garage has power and light connected and has been divided into two sections by a stud wall. The front section, accessed via the up and over door, provides a useful storage or workshop area. The rear section has wood panelling and a door leading out to the rear patio area. To the left of the garage is a lean-to shed, offering additional storage space. The rear garden is predominantly laid to lawn with a variety of trees and shrubs interspersed. It also has a patio area and enjoys views over the fields beyond.



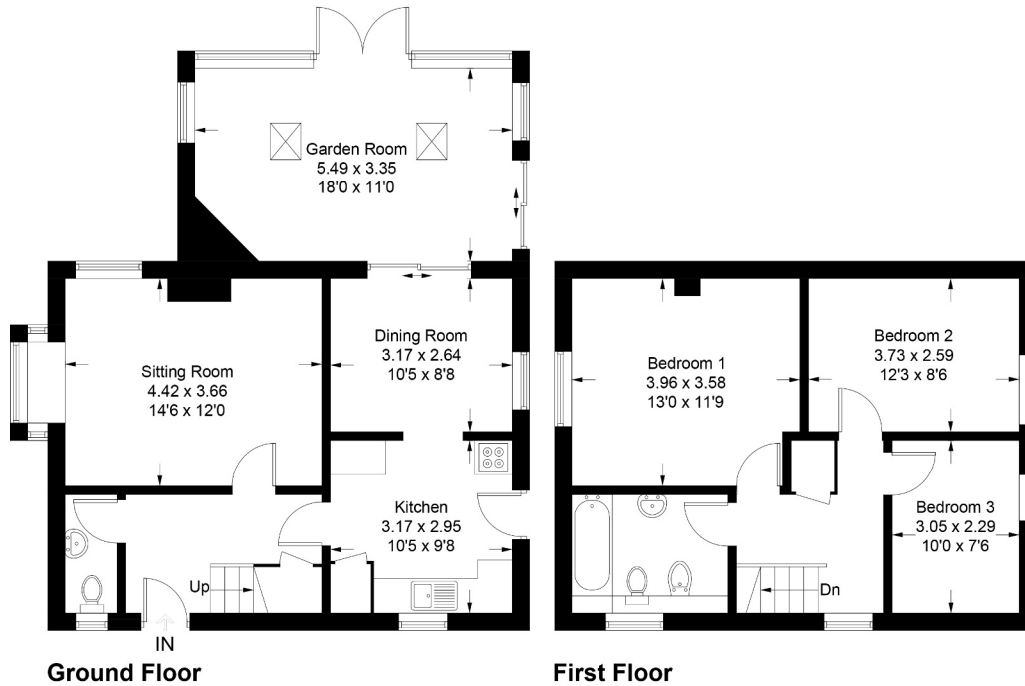






## Farnsfield, Dennington

Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, and electricity. Electric storage heaters.

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

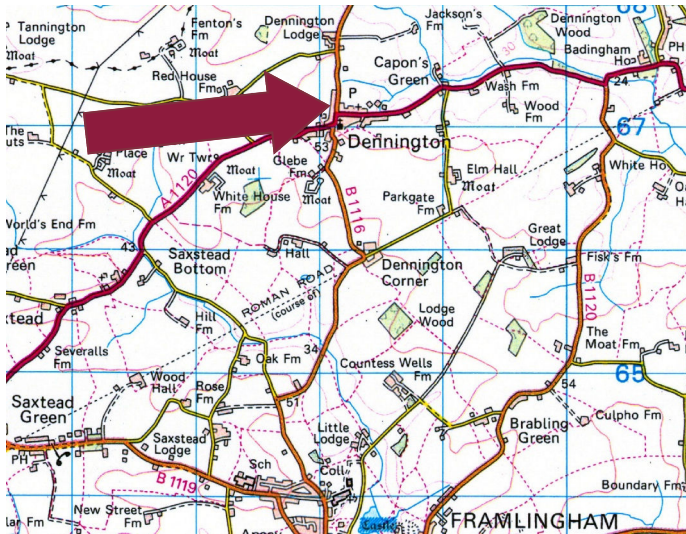
**Council Tax** Band D; £2,285.76 payable per annum 2026/2027

**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. In the rear garden there is a gate which provides access to the neighbouring field. Please note that there is no formal right of way.
4. This is a probate sale and the application to obtain the grant of probate has been submitted.

**April 2026**



## Directions

From the Agents office head north along College Road on the B1116 signposted to Dennington. Continue for approximately three miles and on entering the village of Dennington turn right at the T-junction with the A1120. Turn left onto Laxfield road where the property is situated on the left hand side

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