

*A brand new semi-detached house, forming part of this exclusive new development of just 8 houses, in a charming location just a short distance from the centre of the popular and desirable village of Debenham.*



#### Guide Price

£319,950

Freehold

Ref: P6631/4/J

#### Address

Plot 4

Otter's Holt

Little London Hill

Debenham

Suffolk

IP14 6FE

A brand new semi-detached houses with accommodation comprising: entrance hall, sitting/dining room with sliding doors opening onto the rear garden, kitchen and cloakroom.

Two bedrooms, study/bedroom 3 and bathroom.

Single garage and driveway.

Landscaped gardens to front and rear.

#### Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

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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**

Otter's Holt will be found off Little London Hill, and only a short distance to the north of the centre of the popular village of Debenham. Debenham itself is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public houses and a leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. 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 Station scheduled to take approximately 65 minutes and 85 minutes respectively. The Suffolk heritage Coast, with towns such as Aldeburgh, is approximately 24 miles. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

### **Description**

Otter's Holt is a an exclusive new development of just eight houses which is nearing completion by the well regarded local developer, New Homes (Suffolk) Ltd. Being newly built, the property is extremely energy efficient. Central heating is via modern Rointe electric panel heaters, whilst hot water is from an immersion heater. There are underfloor heat mats in the kitchen and bathroom. The electricity consumption will be considerably supplemented by photovoltaic panels that have been inset within both roof elevations. The property is also double glazed throughout. Internally, Plot 3 has been finished to an extremely high standard with a high quality kitchen, including integral appliances. The bathroom and shower room are also fitted with high quality branded sanitary ware. The floors serving the kitchen, bathroom and cloakroom have been tiled, and the remainder of the property has been carpeted.

The gardens will be landscaped and include paved pathways and patios to the front and rear, together with turfed gardens and shingled drives.

The property will also be sold with a 10 year structural warranty and alarm system.

### **Reservation**

A reservation deposit of £1,500 will be required to reserve the property. For further conditions on the reservation agreement please speak to the selling agent.

### **Viewing**

Strictly by appointment with the agent.

### **Services**

Mains water, drainage and electricity. Electric boiler providing hot water and central heating. Photovoltaic panels supplementing the electricity consumption.

### **Management Company**

We understand that a Management Company will be set up by the developers on completion of the sale of the final plot, at which point the responsibility and cost for the maintenance of the communal areas will be passed to the owners/occupiers of Otters Holt.

### **Council Tax**

To be assessed.

### **EPC Rating**

Rating = B.

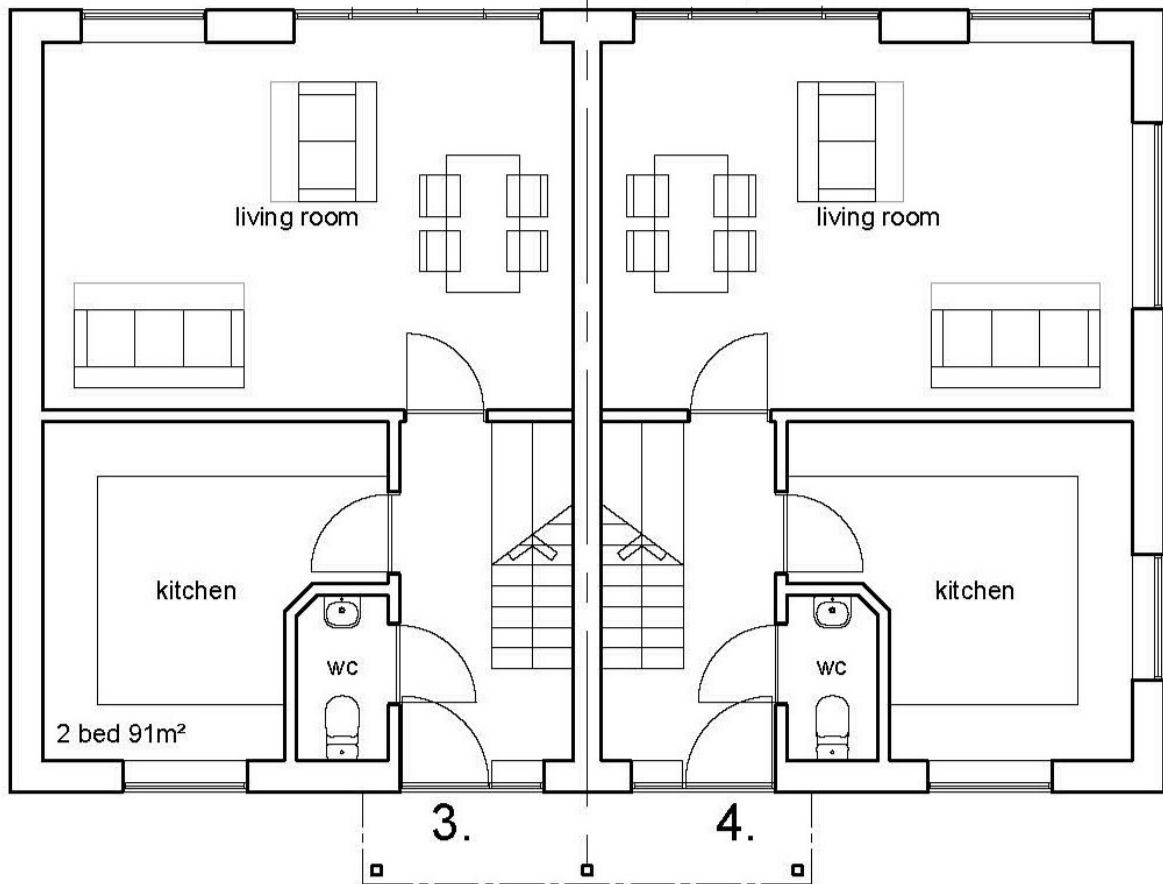
### **Local Authority**

Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX; Tel: 0300 123 4000

## Interior Photographs — Illustrative Only



**Indicative Only**



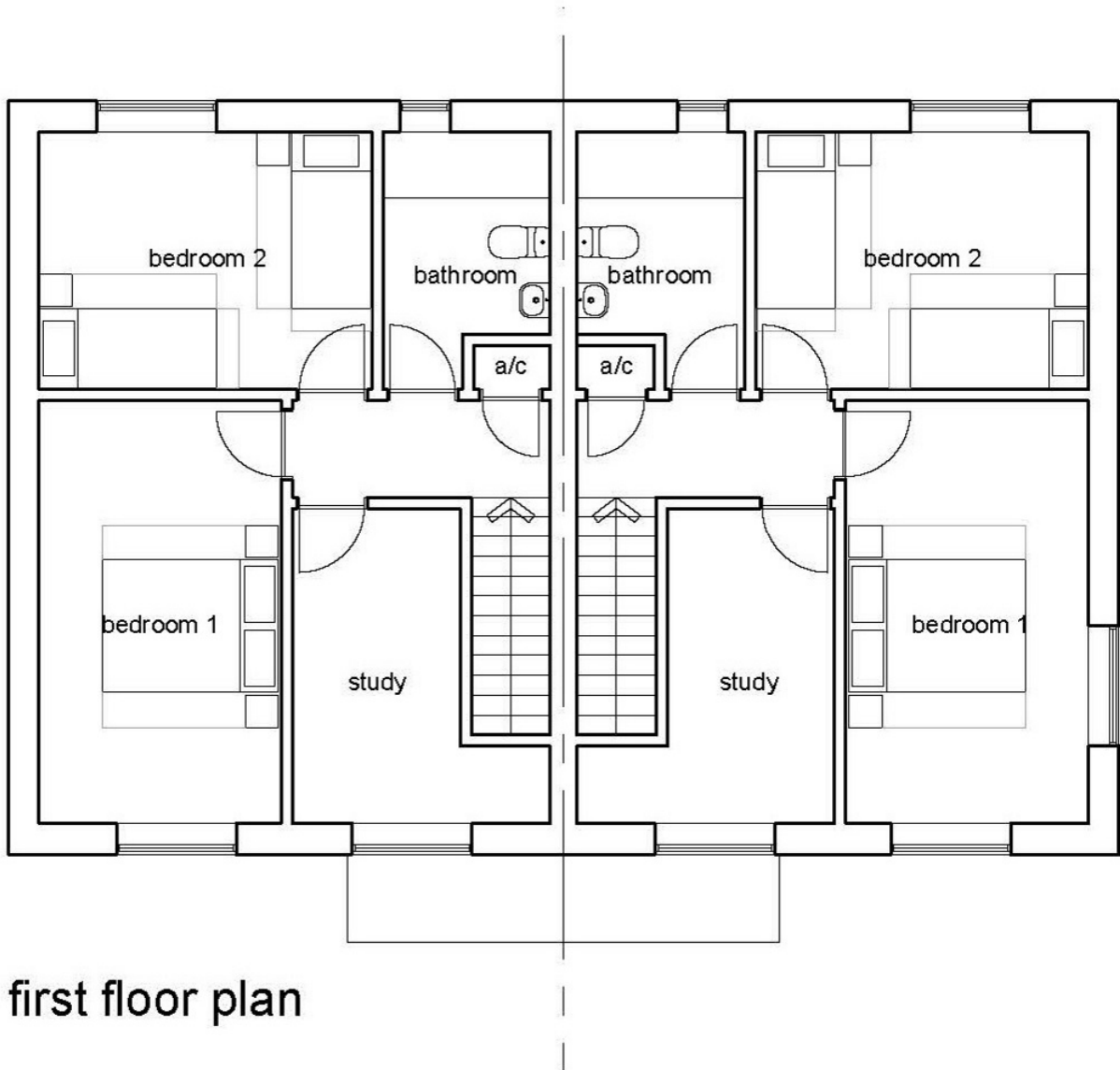
ground floor plan

**Approximate Room Dimensions**

Living Room - 5.73m x 3.99m (18'9 x 13'1)

Kitchen - 3.62m x 2.58m (11'10 x 8'5) minimum

**Indicative Only**



**first floor plan**

**Approximate Room Dimensions**

Bedroom 1 - 4.76m x 2.72m (15'7 x 8'11)

Bedroom 2 - 3.73m x 2.9m (12'3 x 9'6)

Study - 2.89m x 1.83m (9'6 x 6')





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## NOTES

1. 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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Please note that some of the photographs have been digitally enhanced to show how the property could present once dressed.

*April 2026*



## Directions

Heading into Debenham on the B1077 from the south, proceed through the High Street, then take the left turn onto The Butts, just before the primary school. Take the next turning on the right onto Little London Hill, where the site will be found a short way along on the left hand side.

For those using the What3Words app:  
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