

*An exceptionally well presented and appointed three bedroom extended detached bungalow occupying a generous corner position with South facing gardens in a popular residential area of Debenham, just a short walk from the amenities of the town.*



#### Guide Price

£385,000

Freehold

Ref: P7898/B

#### Address

15 Henniker Road  
Debenham  
Stowmarket  
Suffolk  
IP14 6PY



Entrance hall, 29' sitting/dining room, kitchen/breakfast room, cloakroom, three good size bedrooms and a family shower room. Lean-to sunroom.

Detached single garage and off-road parking.

Enclosed south facing garden to rear and open-plan garden to front.

#### 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 residential area of Debenham just a short walk from the amenities of the village. Debenham benefits from excellent local amenities including a small Co-op supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, public houses and 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 7.5 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 scheduled to take approximately 65 minutes and 85 minutes respectively. 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. Norwich is approximately 25 miles to the north as the crow flies.

## Description

15 Henniker Road is an exceptionally well appointed and presented three bedroom extended detached bungalow built circa 1960s with brick and rendered elevations under a pitch tiled roof. The property has undergone a schedule of renovation and refurbishment during the current vendors tenure including a new boiler, oil tank, windows, front door, kitchen, bathroom and flooring throughout. The electrics have been upgraded and the south facing rear garden has been enclosed by close board fencing. The single storey property is exceptionally well laid out and benefits from UPVC double glazing and oil-fired central heating throughout.

The property is entered from the front door into the entrance hall where there is mosaic tiled flooring, coat hooks, and a useful storage cupboards and a door which leads through to the large light and airy sitting/dining room measuring just under 30' in length, with large picture windows to front and laminate style flooring. A door from here leads into the inner hall where there are doors off to the kitchen/breakfast room, family shower room and bedroom two. The kitchen/breakfast room is a large light room with windows to front, a matching range of fitted wall and base units, and a one and a half bowl stainless steel single drainer sink unit with mixer tap over, inset into roll top worksurfaces. There is also a four ring induction hob with electric oven under, glass splashback and stainless steel extractor hood over. There is also space and plumbing for a washing machine, dishwasher, dryer and fridge freezer. From here there is a door to the timber lean-to sunroom which has been left in its original state with the intention that an incoming purchaser may want to replace it with a UPVC conservatory. There are outside power points here and a door that leads through to the garden. From the inner hall there is also access to the loft. Here there is a useful built-in airing cupboard with pre-lagged water cylinder and slatted shelving. There is a second loft access and a door to bedroom one. This is a good size double bedroom with window to the rear and French style doors that open out to the rear garden. Bedroom three is a good size single bedroom with windows to the side and is currently being used as an office. The cloakroom has a close coupled WC, wall hung basin incorporating a cupboard under, a mixer tap over and tiled splashbacks. Extractor fan. Bedroom two, which is accessed from the inner hall, is a good size double bedroom with windows to the side. The family shower room has an obscured window to the side, a double walk-in shower cubicle with glass screen, tiled surround and electric shower over, handwash basin with mixer tap over incorporating cupboards under and a shelf to side, and hidden cistern close coupled WC. There is a wall mounted radiator, extractor fan and ceramic tiled flooring and walls, and an opening through to a further hall which provides access to the bedrooms and the cloakroom.

## Outside

Approaching the property from the front there is a pathway from the side that leads through an open-plan lawned garden with established trees and shrub flowerbeds leading to the front door. There is also gated access from this pathway to the side and rear gardens which are south facing. There is a pathway to the side through the garden flanked by lawn which leads to a terraced seating area under a pergola. There are also steps down with a pathway that leads to the gated access at the rear of the garden providing access to the garage and off-road parking space. Within the rear of the garden there is a further paved terrace which means you can follow the sun all around the property. There is also a discrete oil tank which has recently been replaced. In addition is a large timber shed providing useful storage. There is also an outside tap which is located to the rear of the property where there is a private driveway providing off-road parking. The brick built single garage has a 7' up and over door with power and light.



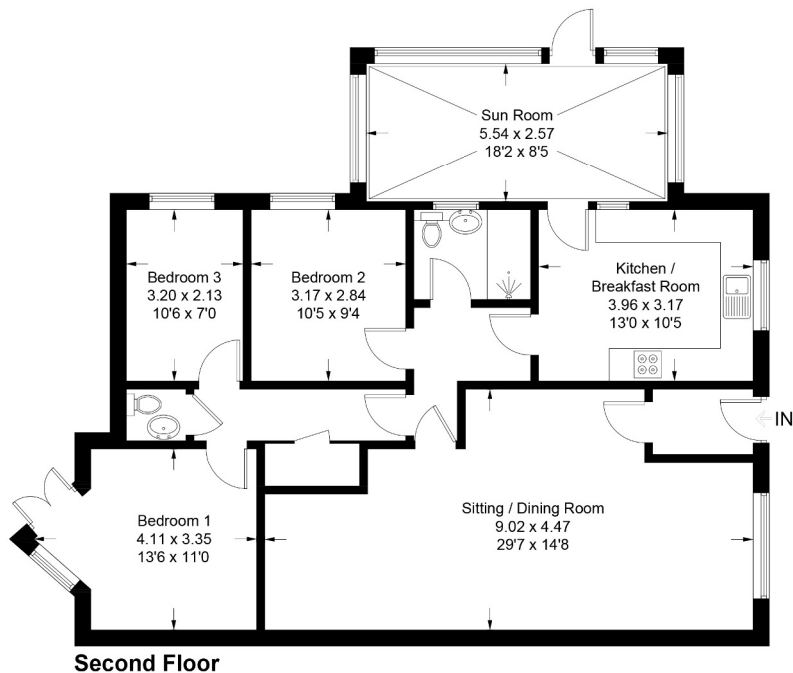






## 15 Henniker Road, Debenham

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. 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>

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

*Council Tax* Band C; £2,060.34 payable per annum 2026/2027

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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### 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.

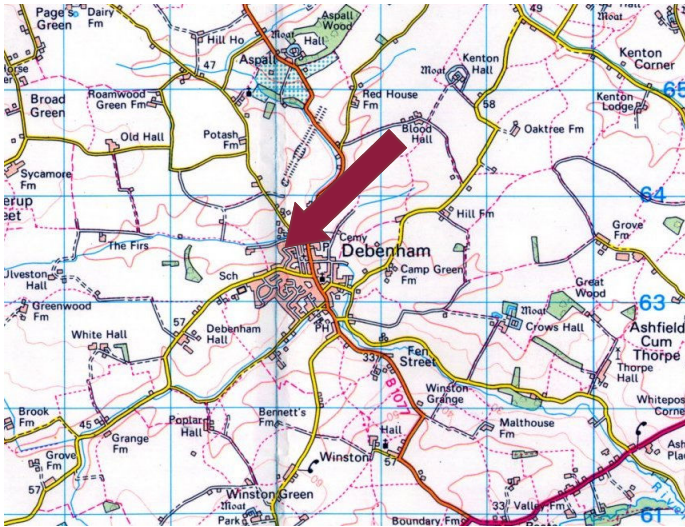
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*May 2026*

Chartered Surveyors / Estate Agents

# Clarke & Simpson



## Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south). Proceeding through Debenham High Street, turn left into Gracechurch Street. Continue along Gracechurch Street and turn right into Henniker Road. Follow the road around and the property can be identified by a Clarke and Simpson For Sale board on the right hand side.

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