

A well presented four bedroom detached home within walking distance to the historic market town of Framlingham with gardens, driveway and garage.



RENT

£1,700 PCM

Ref: R2591

Address

14 Dowsing Road
Framlingham
Woodbridge
Suffolk
IP13 9FJ



Entrance hall, cloakroom, sitting Room, kitchen/dining room. To the first floor are three good size double bedrooms, a spacious single bedroom, ensuite shower room and family bathroom. Private driveway, garage and enclosed rear garden.

To let unfurnished on an Assured Periodic Tenancy

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

14 Dowsing Road is located on the Persimmon Homes development and is within walking distance of the busy Market Square of Framlingham. This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy, library and banks. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 11 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour

The Accommodation

Ground Floor

Entering through a partially glazed front door into the

Cloakroom

With low level flush WC, wash hand basin, radiator and extractor fan.

A further door leads into the

Sitting Room 13'10" x 10'4" (4.24m x 3.16m)

A light filled room at the front of the property overlooking an attractive green space. Radiator. BT and TV points.



Kitchen/Dining Room 23'11" x 9'4" (7.31m x 2.87m)

A spacious room with fitted wall and base units. Formica roll top work surfaces, inset 1.5 bowl stainless sink with mixer taps over. Integrated electric oven, hob and extractor fan. Tiled splashback surround. Inset spot lights. The dining area has French doors into the garden. Walk-in cupboard, radiator and window overlooking the rear garden.



A staircase rises to the

First Floor

Landing

With built-in airing cupboard and window to the side elevation. Doors off to

Bedroom One 13'5" x 11'1" (4.09m x 3.40m)

A generously sized double bedroom with window to the front elevation. Radiator. A door leads in to the



Ensuite Shower Room

With walk-in double shower, pedestal handwash basin with mirrored cabinet over. Low-level flush WC. Obscure glazed window. Heated towel rail and extractor fan.



Bedroom Two 14'0" x 10'5" (4.28m x 3.19m)

A further good sized double bedroom with window to the front elevation. Radiator.



Bedroom Three 10'5" x 8'8" (3.20m x 2.66m)

A smaller double bedroom with window to the side elevation. Radiator.

Bedroom Four 8'3" x 7'7" (2.52m x 2.32m)

A good sized single bedroom with window to the side elevation. Radiator.

Family Bathroom

Comprising of a white suite with bath, glass shower screen with overhead shower and mermaid board surround. Low-level flush WC and pedestal wash handbasin. Obscure glazed window. Heated towel rail and extractor fan.





Outside

The property is approached by a small private driveway for three houses which overlooks a green area. The property itself has a driveway with parking for two cars, a single garage with side access via a gate which leads into the rear garden.

The rear garden is predominately laid to lawn with a good size patio area. A raised decking area with pergola provides a private seating area.





Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Gas 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 = B (84) (Copy available from the agents upon request).

Council Tax Band D £2,429.53 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 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.

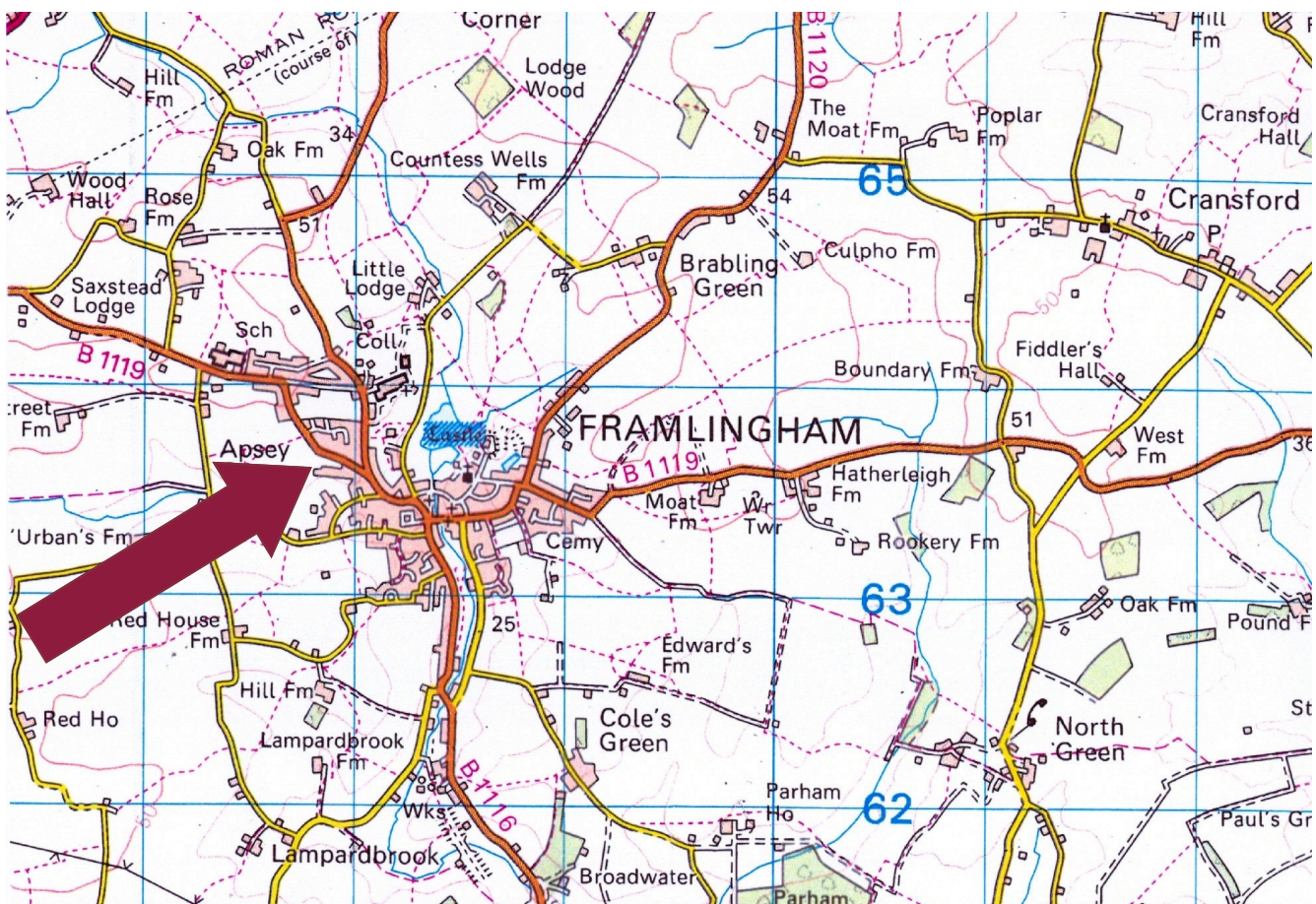
July 2026

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Clarke and Simpson office in Well Close Square, proceed up College Road and take the second turning on the left into Mount Pleasant. Continue up the hill and take the road on the left into Mayhew Road. At the T-junction, turn left onto Dowsing Road, where the property will be found immediately on the right-hand side, identified by a Clarke and Simpson for Sale board.

For those using the What3Words app: [///radiating.purse.soap](http://radiating.purse.soap)



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