

An extended, well presented three bedroom detached chalet bungalow, located on a popular residential development, a short walk from the centre of Debenham.



RENT

£1,275 PCM

Ref: R2461

Address

15 Moores Close
Debenham
Suffolk
IP14 6RU



Open plan kitchen/living room, sitting room with woodburning stove, office/bedroom three, bathroom & two main bedrooms. Garden & garage.

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

15 Moores Close is located close to the centre of the popular village of Debenham. Debenham benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, public house 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 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 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.

The Accommodation

The House

Ground Floor

The property is approached from the side entrance to the

Entrance Hall

With ceramic tiled floors. Wall mounted radiator and stairs that rise to the first floor landing. Doors to the

Sitting Room 15'0 x 13'0 (4.57m x 3.96m)

A lovely light room with large windows to front and wood burning stove on a slate hearth. Hard wearing vinyl laminate flooring. Wall mounted radiator. Door off to

Office/Occasional Bedroom Three 9'8 x 7'0 (2.95m x 2.13m)

With window to front and wall mounted radiator.



Living/Dining Room 21'0 x 10'8 (6.40m x 3.25m) *Kitchen* 15'0 x 9'0 (4.57m x 2.74m)

A large spacious and light room with a range of matching fitted wall and base units and larder cupboard. One and a half bowl sink unit with mixer tap over, recessed into quartz worktop. Four ring gas hob with electric oven under and extractor over. Integrated dishwasher and space and plumbing for washing machine. Built-in understairs cupboard. There is also a breakfast bar dividing the kitchen from the living/dining room. This space provides a wonderful, much used family area. The living/dining area has vaulted ceilings with windows to the rear. French style doors flanked by windows to the side that open up onto the rear terrace. Wall mounted radiators. Ceramic tiled flooring.

From the entrance hall, there is a door to the

Ground Floor Bathroom

With obscure glazed window to rear. Panelled bath with taps over, mains fed drencher shower over with glass screen in tiled surround. Vanity basin with mixer tap over and cupboards under. Hidden cistern WC with shelf above. Chrome heated towel radiators and part tiled walls and ceramic tiled floor.

Stairs rise to the

First Floor

Landing

With access to loft and doors off to

Bedroom One 12'11 x 11'11 (3.94m x 3.63m)

With window to front. Wall mounted radiator and a range of fitted wardrobes with hanging rails and cupboards above. Exposed floorboards.

Bedroom Two 11'11 x 9'0 (3.63m x 2.74m)

A further double bedroom with window to rear. Built-in boiler cupboard with wall mounted gas fired Valiant boiler and storage. Painted floorboards and two eaves storage cupboards. Wall mounted radiator.

Outside

The property is approached via a pathway that leads from the garages and parking area, where the single garage for the property is located. There is a private pathway leading to the side entrance and an open plan garden to the front, which is mainly laid to lawn. Beyond the side entrance is a gated access to the rear garden where there is a paved terrace with steps. The garden is mainly laid to lawn with established shrub borders and enclosed by close boarded fencing. There is an outside power supply and tap.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Gas fired central heating powered by LPG bottled gas.

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>

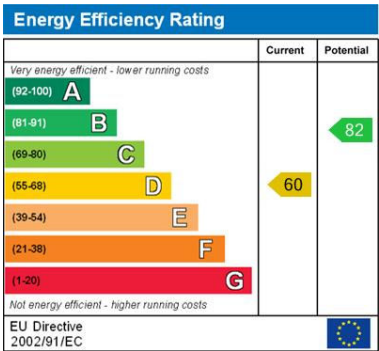
EPC Rating = D (Copy available from the agents upon request).

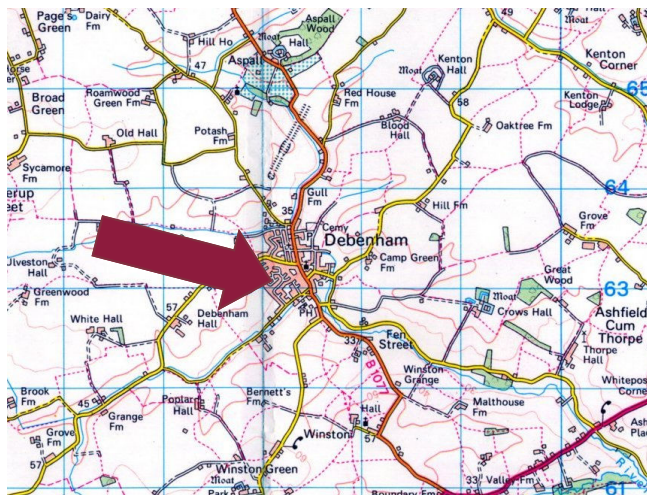
Council Tax Band C; £1,969.49 payable per annum 2026/2027

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

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. Photos taken 2024.

August 2026





Directions

Coming into Debenham, take the second turning onto Low Road and at the T junction, go straight across into Moores Close. Proceed to the top of Moores Close where you can park and the property can be identified by a Clarke and Simpson To Let board on the left hand side.

For those using the What3Words app:
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