

A three bedroom semi-detached cottage with lovely gardens and off-road parking, set in a pretty, rural location with field views.

Guide Price
£350,000 Freehold
Ref: P7695/C

1 Beaconsfield Cottages
Woodbridge Road
Debach
Suffolk
IP13 6BU



Hallway, kitchen, dining room, sitting room and downstairs shower room.

Three first floor double bedrooms and bathroom.

Off-road parking, garden shed and greenhouse.

Well stocked and maintained garden.

In all, the grounds extend to approximately 0.12 acres.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

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

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

Location

Debach is well placed for access to Wickham Market (5 miles), Framlingham (8 miles) and Woodbridge (5 miles). Woodbridge, a market town of some considerable character on the west bank of the River Deben, has extensive facilities including an array of independent and multiple shops, schools for students of all ages in the state and independent sectors (it is understood that the property is in the Farlingaye High School catchment) and a railway station with some direct services running to London's Liverpool Street station. Further rail connections to both London and Norwich are available from Ipswich, Suffolk's County town, which has a population of some 130,000 and provides all the services and facilities one would expect from a town of this size. There are good sporting opportunities in the surrounding district and sailing can be enjoyed on the tidal rivers, Deben, Alde and Orwell or at sea. The picturesque Suffolk countryside also provides many attractive walks.

Description

1 Beaconsfield Cottages is a semi-detached period cottage of predominantly brick construction with part rendered elevations under a tiled roof dating from 1881. The property has been well maintained and was extended to the rear and completely renovated in 2010. At this time new double glazed windows were added, and the wiring and plumbing was also renewed. All external walls of the original house were lined internally with thermally insulated plasterboard. In addition, the party wall with No2 was lined with sound deadening plasterboard.

A stable style door to the front of the cottage provides access to a dual aspect kitchen which has a window to the side of the property and a further window to the front enjoying lovely field views. It is fitted with high and low-level wall units and there is space and plumbing for a washing machine, electric oven and fridge freezer. There are wood effect worksurfaces and a one and a half bowl sink. A door leads to a hallway where stairs rise to the first floor landing and there is an understairs cupboard. Off this is the sitting room, shower room and dining room. This has a window to the front of the property enjoying countryside views. The downstairs shower room has a WC, handwash basin, shower and window to the side. The sitting room, which was constructed in 2010, has windows and French doors overlooking the garden and driveway. In one corner is a brick fireplace with woodburning stove. The first floor landing has a natural light tunnel and an airing cupboard with slatted shelves and a radiator. There is also a hatch to the roof space. Doors lead off to the three double bedrooms and bathroom. Bedroom one has a window with far reaching views, a fireplace, a wardrobe and a cupboard which is home to the modern hot water cylinder with slatted shelving. Bedroom two has a built-in wardrobe and window to the rear overlooking the garden. The bathroom has a WC, handwash basin and bath with shower above and glazed screen. It also has a window with obscured glazing to the rear. The third bedroom, again which can be used as a double has field views to the front.

Outside

The property is approached from the road through a five-bar gate which leads to a shingle drive which can provide off-road parking for three vehicles. To the front is a strip of lawn and hedge and here there is also a well. The rear garden has an area of lawn which is bordered by flower and vegetable beds. It is enclosed by hedging and fencing and there is also a garden shed and a greenhouse. In all, the grounds extend to approximately 0.12 acres.





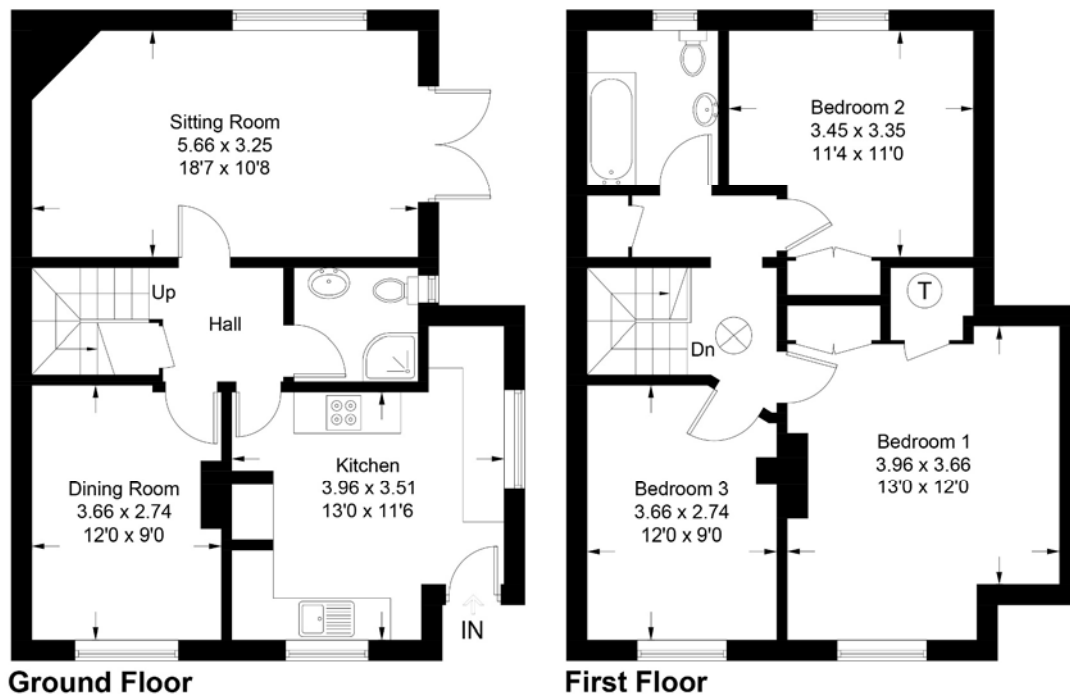






1 Beaconsfield Cottages, Debach

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating system. Sewage treatment plant which is shared with the neighbouring cottage and located partly within their grounds and partly within the grounds of 1 Beaconsfield Cottages. It is understood that the cost of emptying the tank and the electricity used to power the systems pump are shared between the two households.

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; £1,909.48 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

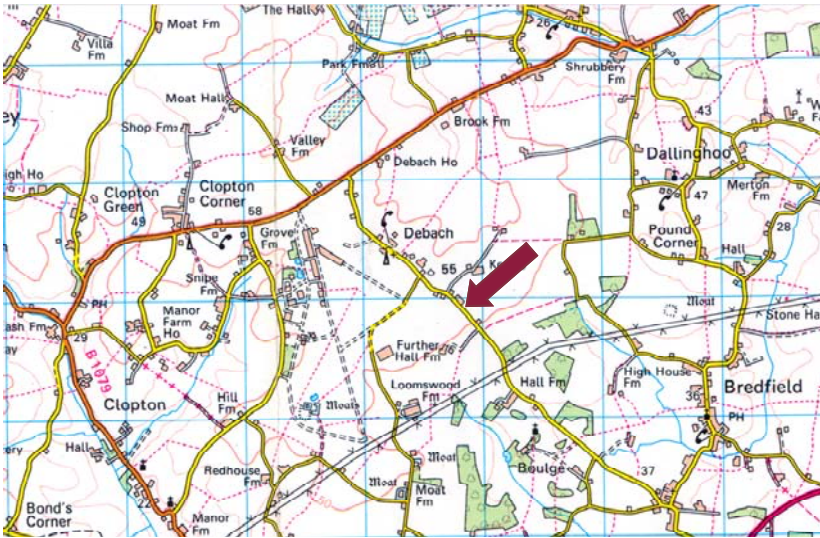
NOTES

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

September 2025



Directions

Having bypassed Woodbridge on the A12 proceed towards Wickham Market and take the turning on the left signposted to Bredfield and Debach. Continue on this road and just before entering Debach, 1 Beaconsfield Cottage will be found on the right hand side.

What3Words: craftsman.level.moisture



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.