

A spacious two bedroom semi-detached cottage which has undergone recent refurbishment throughout located in the heart of the popular village of Debenham.



Guide Price

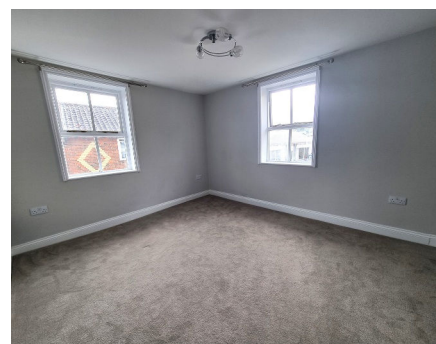
£225,000

Freehold

Ref: P7926/B

Address

76 High Street
Debenham
Stowmarket
Suffolk IP14 6QR



Entrance lobby, sitting room, kitchen/dining room and ground floor cloakroom.

Two good sized double bedrooms and family shower room on the first floor.

Courtyard garden to rear.

On-street parking.

No forward chain.

Contact Us



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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

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

76 High Street is a spacious two bedroom semi-detached period cottage with rendered and colour washed elevations under a pitch tiled roof with a courtyard garden to the rear. The property is located in the heart of the popular village of Debenham and has undergone recent refurbishment throughout following storm Babet in October 2023 where the ground floor of the property took in water. The vendors had a flood resilience report commissioned for the property and have taken on board the recommendations from this and as such have implemented some of the same including flood defences front and rear, raising of electrics and installation of air conditioning units on the ground floor as the main heating source. The property has well laid out accommodation and is entered from the front into a lobby area which opens into the main sitting room. The sitting room is dual aspect with windows to the front and side and as part of the refurbishment works has had hard wearing vinyl laminate laid throughout the sitting room and the kitchen/dining room. From the sitting room there is a door through to the kitchen/dining room where there is a built-in cupboard underneath the stairs providing useful storage. The kitchen has windows to the side and rear, with a range of matching wall and base units with one and a half bowl stainless steel sink with drainer and mixer tap over and tiled splashbacks to roll top work surfaces. There is space and plumbing for a washing machine and space for further appliances, a four ring electric hob with electric oven under and extractor filter over and an air conditioning unit. A door leads to the cloakroom with obscured window to rear, close coupled WC, pedestal hand wash basin and chrome heated towel rail.

Stairs rise from the entrance lobby to the first floor landing where there are doors off to the bedrooms and the family bathroom and also access to the loft. Bedroom one is a generous sized double bedroom with windows to the front and side and a floor mounted electric Dimplex heater. Bedroom two is a further generous double bedroom with windows to the front and side, floor mounted Dimplex electric heater and built-in cupboard over the stairs which houses the pressurised water cylinder.

Outside

There is a courtyard garden to the rear of the property which is enclosed by panel fencing and a red brick wall and provides a private and unoverlooked seating area. There is gated access to the front and this is used as the main entrance to the property.



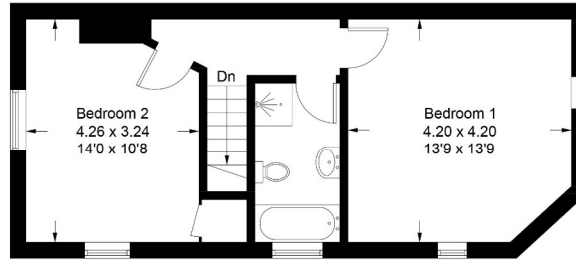




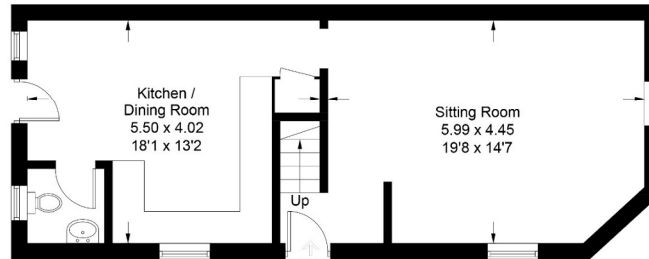


76 High Street, Debenham

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity.

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 = E (Copy available from the agents upon request).

Council Tax Band B; £1,802.80 payable per annum 2026/2027

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

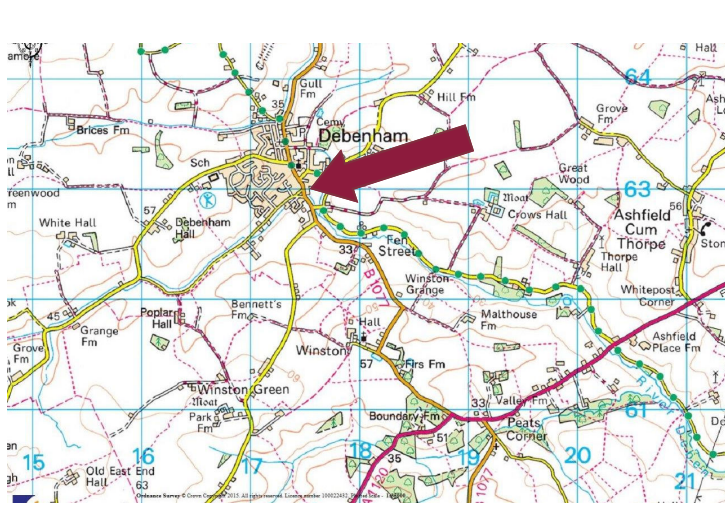
NOTES

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.

June 2026



Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Debenham High Street, passing Cherry Tree Vets on the left. Bear round to the right and the property can be found immediately on the left, almost opposite the turning onto Low Road.

For those using the What3Words app:
///shipwreck.actors.extent



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