

*A well presented, three bedroom, end terrace, extended period cottage located in the heart of the popular village of Dennington.*

Guide Price  
£365,000 Freehold  
Ref: P7378/B

Nubourne Cottage  
The Street  
Dennington  
Woodbridge  
Suffolk IP13 8JF



Entrance porch, entrance hall, sitting room, dining room, kitchen/ breakfast room, sun room, bathroom and utility room.

Landing bedroom one with en-suite shower facilities and two further double bedrooms.

Generous gardens.

Off-road parking and single garage.

Contact Us



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## Location

Nubourne Cottage is situated in the heart of the pretty village of Dennington, which is well served by the well regarded Little Oaks playgroup, a primary school, an excellent dining pub, The Dennington Queen and the Neathouse Cafe. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle.

The Heritage Coast is within about 15 miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 20 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

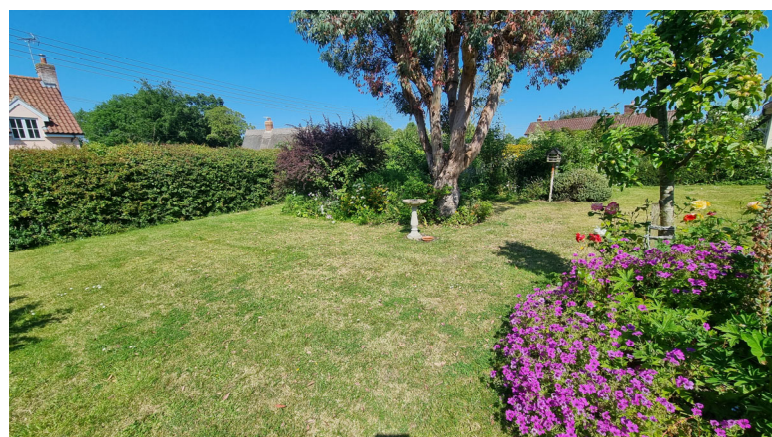
## Description

Nubourne Cottage is a charming, three bedroom, semi-detached period cottage. The property is of mixed construction being part timber framed with part brick and part rendered colourwashed elevations. The cottage retains many of its original features including exposed wall and ceiling timbers throughout and a wonderful inglenook fireplace with pamment hearth. It is understood that the property was laterally extended in the 1960s and the accommodation now comprises a side entrance porch to the entrance hall, which has oak flooring and doors off to the kitchen/breakfast room. Here there is a range of matching wall and base units, a pantry, exposed ceiling timbers and a red brick chimney breast. From the kitchen/breakfast room a door leads to the cosy sitting room which benefits from a large inglenook fireplace housing a multi-fuel stove, exposed ceiling and wall timbers. The dining room can also be accessed from the entrance hall and it has sliding doors to the sun room. A door from the dining room provides access to the ground floor bathroom with panelled bath, WC and basin. A utility room completes the ground floor accommodation.

The property has two staircases; one rises from the entrance hall to a landing with door off to bedroom 3. This is a good size double bedroom with windows overlooking the rear garden and with ample eaves storage. The second staircase rises from the sitting room in the original part of the building to a large landing bedroom, which is used as the principal bedroom as it benefits from en-suite shower facilities. A door from the top of the stairs leads to a further double bedroom. Bedrooms one and two overlook the established front garden.

Outside the property is approached via a shared driveway to the parking area and single garage. Beyond these are extensive gardens to the front of property which provides a good distance between the road and the cottage. The gardens are laid to lawn with established flower and shrub borders and enclosed by hedging. There is also a pathway that leads across the front of the property and to the side, providing access to the rear garden. The rear garden is predominately hard landscaped and provides a seating area and access to the workshop to the rear of the garden. This is also enclosed by hedging as well as panel fencing.

The property benefits from oil fired central heating and double glazing throughout.





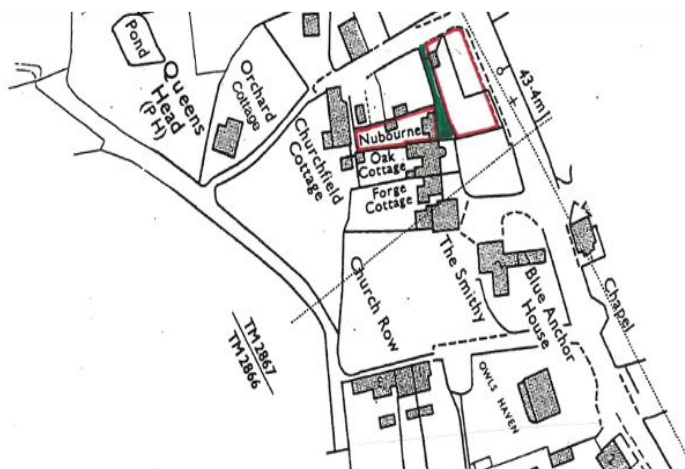












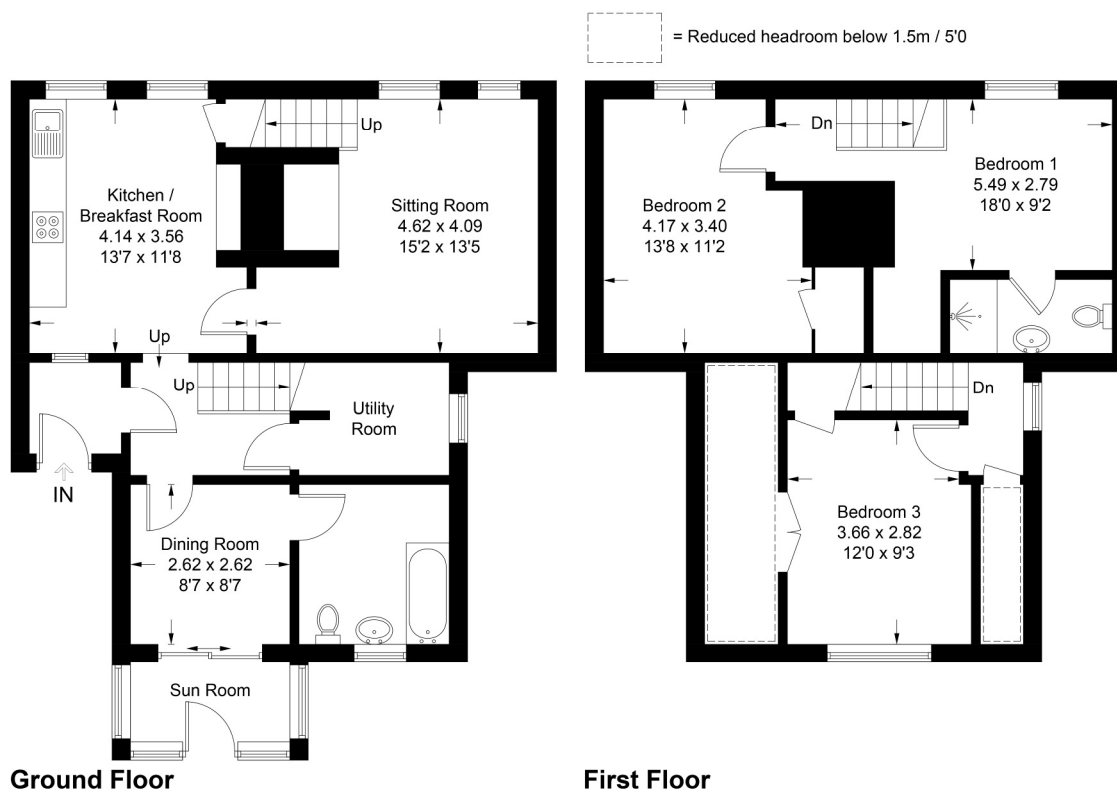
**Agent Note**

There is an Official Public Footpath coloured green in the above plan. The current vendors say that they've not been inconvenienced by this, as far as they know it has never been used. We understand that the footpath is checked annually by a footpath officer, but that is all.



# Nubourne Cottage, Dennington

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft



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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 email)

*Council Tax* Band D; £2,033.19 payable per annum 2024/2025

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

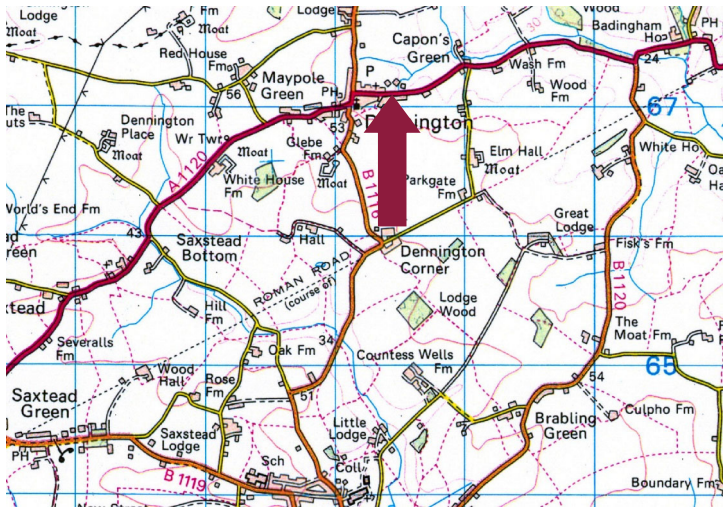
## NOTES

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.

*June 2024*





## Directions

Approaching Dennington from the direction of Framlingham, you will arrive at a T-junction where you will turn right onto the A1120. Follow the road round via the sharp right hand corner. The property can be found a short distance on the right identified by the Clarke & Simpson for sale board.

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sprinkle.nitrogen.piglets



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