

*A two bedroom semi-detached house presented to a high standard, situated within walking distance of all that Debenham has to offer.*

Guide Price  
£269,500 Freehold  
Ref: P7401/C

24 Bloomfield Way  
Debenham  
Suffolk  
IP14 6SJ



Hallway, cloakroom, sitting room and kitchen/dining room.  
Two first floor double bedrooms and bathroom.  
Off road parking for two vehicles and a single garage.  
Front and rear gardens and north west facing patio.

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](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The property is located on Bloomfield Way which is a modern development within walking distance of the centre of the village. Debenham is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's 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 Station scheduled to take approximately 65 minutes and 85 minutes respectively. The Suffolk Heritage Coast, with towns such as Aldeburgh, 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

24 Bloomfield Way is a semi-detached house of brick and block construction with brick elevations under a slate tiled roof. It was constructed in 2005/2006 and benefits from UPVC windows throughout and an oil fired central heating system. The house is presented to a high standard and is ready to move into.

A front door leads to a hallway off which is the sitting room and also the cloakroom with WC and hand wash basin. The sitting room has a south-east facing window to the front of the property and stairs that lead into the first floor landing, as well as understairs storage cupboards. Double doors from the sitting room open to the kitchen/dining room that has north-west facing French doors and a window overlooking the rear patio and garden. The kitchen is fitted with high and low level wall units with an integrated electric oven, four ring hob and extractor fan. In addition, is a one and a half bowl stainless steel sink and recess and plumbing for a washing machine, dishwasher and a fridge freezer.

From the first floor landing there is access to the two double bedrooms, bathroom and also a shelved storage cupboard. The principal bedroom is a particularly good size and has a window to the front of the property and a built in wardrobe. Bedroom two is also a double bedroom and has a window to the rear overlooking the garden. The bathroom has been refitted in recent years and comprises a bath with attached shower and glazed screen, a WC and hand wash basin.

To the front of the property is a garden laid to grass as well as a brick paved driveway/parking area for two vehicles. This leads to the single garage that measures 17'6 x 8'6. It has an up and over door to the front and personnel door to the rear garden. It is also home to the oil fired combi boiler.

The rear garden can be accessed through the house itself or via the garage. Immediately abutting the kitchen/dining room is a sandstone patio area, bordered by raised beds. Steps lead up to a lawn. The rear garden measures approximately 50' x 25' and is fully enclosed by hedging and fencing.







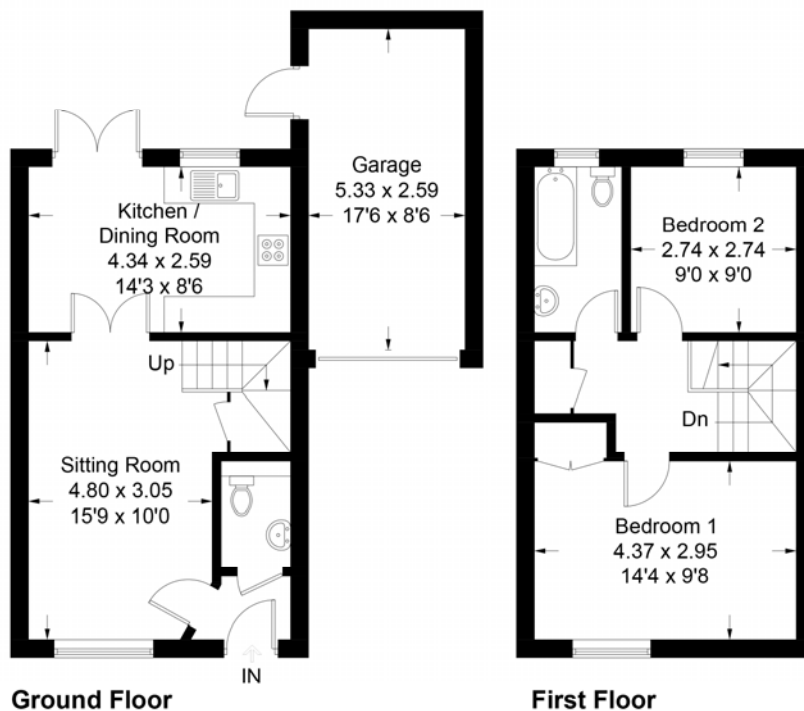


## 24 Bloomfield Way, Debenham

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 82.6 sq m / 889 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil 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 = C (Copy available from the agents upon request)

*Council Tax* Band B; £1,651.50 payable per annum 2024/2025

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

### 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.

*July 2024*



## Directions

From the centre of Debenham proceed along Gracechurch Street and turn left onto Henry Street. Immediately turn right onto Sackville Street and continue along the road onto Bloomfield Way. Pass Wells Way on the right and number 24 will be found a little further along on the left hand side.

What3Words location: ///dose.cities.describes



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