



Deben Rise, Debenham, Suffolk



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Estates
FRAMLINGHAM

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A mid terrace TWO DOUBLE BEDROOM property in a quiet cul-de-sac yet within easy walking distance of Debenham and Debenham High School. GARDEN OVERLOOKING WOODLAND **ON ROAD PARKING TO THE FRONT AND AN ALLOCATED PARKING SPACE AS PER THE LAND REGISTRY TITLE PLAN**

LOCATION Debenham benefits from a range of excellent amenities including a CO-OP supermarket, greengrocers, butchers, bakers, hardware store and newsagents. As well as a library, pharmacy, doctors and The Woolpack public house. The village is also served by Debenham High School which has been rated by Ofsted as outstanding and a primary school. The county town of Ipswich is approximately 13 miles to the south and Stowmarket is just over 10 miles to the south-west. Both offer further amenities as well as a mainline railway station providing direct links to London Liverpool Street, the journey schedule from Ipswich taking just over the hour.

Guide Price: £220,000

- Entrance Hall
- Sitting Room
- Kitchen
- Principal Bedroom
- Further Double Bedroom
- Family Bathroom
- Garden
- One Parking Space as per the land registry title plan
- ****NO ONWARD CHAIN ****



DEBEN RISE - INTERIOR An Entrance Door welcomes you into the property and there is an understairs cupboard perfect for coats and shoes. To the left is the Kitchen which has a range of wall and base units, electric oven with electric hob over and extractor above. There is space for a washing machine and fridge/freezer. A window overlooks the front and beneath is a sink and drainer with mixer taps over and there is vinyl to the floor. The Sitting/Dining Room is spacious and has French doors, opening out to the patio area, with full length windows either side and a night storage heater. Upstairs the Main Bedroom has a window overlooking the garden and woodland beyond and has night storage heater. There is a further double Bedroom which has a window overlooking the front, a small storage cupboard and an electric heater. The Bathroom comprises a bath with an electric shower over, wc and wash hand basin. This completes the accommodation which would suit a variety of purchasers.



DEBEN RISE - EXTERIOR On road parking at the front of the property. Shingled area perfect for flower pots and there is a path leading up to the storm porch and entrance door. The rear garden has a patio area and well stocked flower beds. There are steps leading up to a lawned area with shed and all overlooks a woodland to the rear giving the garden a private and enclosed feeling. To the right of the property, between no 14 and 15 Deben Rise is a parking area where no 11 has a parking space as per the land registry title plan.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk District Council **Tax Band:** B **EPC:** D **Postcode:** IP14 6QQ

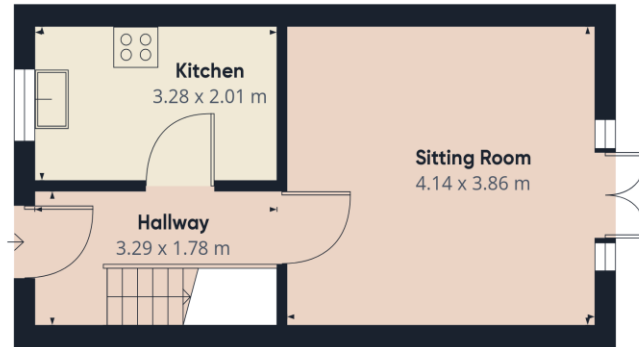
SERVICES Electric heating, mains water, drains and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

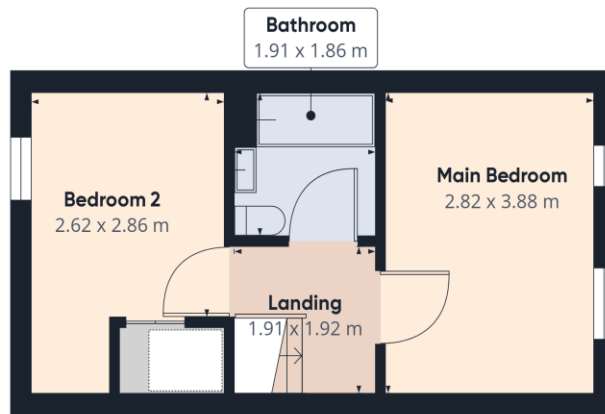


AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. No stamp duty will be payable if purchased before April 2025.





Ground Floor



Floor 1



Approximate total area[®]
54.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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