



Deben Rise, Debenham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



A light and airy **THREE BEDROOM SEMI DETACHED** property in the heart of Debenham with open countryside views to the rear.

****GARDEN** GARAGE** NO ONWARD CHAIN****

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: £285,000

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Main Bedroom
- Two Further Bedrooms
- Rear Garden overlooking countryside
- Driveway leading to single garage
- **NO ONWARD CHAIN**



DEBEN RISE - INTERIOR An Entrance Door welcomes you into the property and to the right is a downstairs cloakroom providing a wc and corner wash hand basin and a window to the front. A spacious understairs cupboard is perfect storage. 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 and there is a new oil boiler. A window overlooks the front and beneath is a composite 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 a window to the side overlooking the rear garden. There is a brick fireplace (currently blocked up) and there is plenty of space for a dining table and chairs. Upstairs on the Landing there is a deep cupboard. The Main Bedroom overlooks the garden and lovely field views beyond and has a built in wardrobe. A further double bedroom, again with built in wardrobes, has a window to the front and there is a third single bedroom with a window overlooking the rear garden and open countryside beyond. The Family Bathroom has a bath with shower over, shower screen to side and an opaque window to the front. There is a wash hand basin and wc and some shelving to the side. This completes the accommodation which would suit a variety of purchasers.



DEBEN RISE - EXTERIOR To the front of the property are flower beds either side of the path leading to the Entrance Hall. A shared driveway to the side leads up to a gate giving access to the garden and a single garage which has a pair of wooden doors, light and power and a personal door to the garden. The garden is mainly laid to lawn with well stocked flower beds. Behind the garage is the metal oil tank and there is a gate overlooking the beautiful open countryside to the rear. A patio area sits down from the garden and is not overlooked and is perfect for outside dining.



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

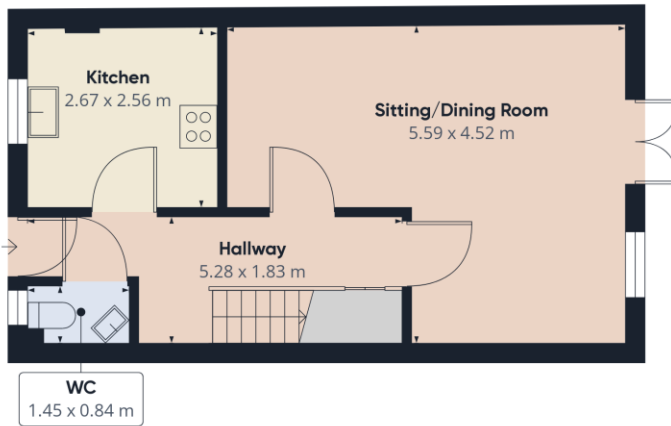
LOCAL AUTHORITY Mid Suffolk **Tax Band:** C **EPC:** D **Postcode:** IP14 6QQ
What3Words: [///outlast.rooks.deploying](#)

SERVICES Oil fired central heating, mains drains, water and electricity

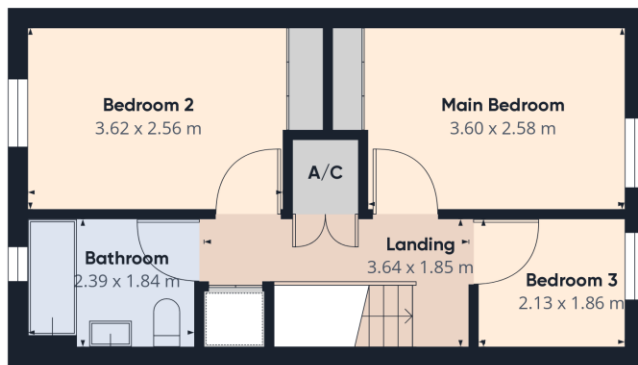
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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.





Ground Floor



Floor 1



Approximate total area[®]
70 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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

