

*An extended four bedroom, semi-detached, chalet style house presented in excellent order throughout, just a short walk from the amenities of the village of Debenham.*

Guide Price  
£415,000 Freehold  
Ref: P7595/B

26 Low Road  
Debenham  
Stowmarket  
Suffolk  
IP14 6QU



Entrance porch, reception hall, sitting/dining room, kitchen/breakfast room, garden room, utility room and cloakroom.  
Three first floor bedrooms, family bathroom and separate WC.  
Second floor double bedroom.  
Off-road parking for up to four vehicles.  
Single garage.  
Gardens to front and rear.

Contact Us



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## Location

26 Low Road is just a short walk from the centre of the village of Debenham which offers an excellent range of local amenities including a Co-op supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, antiques shop, public house 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 7½ miles to the east, and offers further excellent schooling in both the state and private sectors. The county town of Ipswich (14 miles) and the town of 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

26 Low Road is a deceptively spacious, four bedroom semi-detached house over three floors, with predominantly brick elevations under a pitch tiled roof. The accommodation is well presented throughout.

The entrance porch, with a partial glass block wall and door, opens to the reception hall. This has a window to the side, is light and spacious and has engineered oak flooring which continues throughout. Stairs rise from the reception hall to the first floor landing under which is a useful storage area and a door to the cloakroom. There are double doors from the reception hall leading to the sitting/dining room. This is a large, light filled room with a window to the front and a recessed woodburning stove on a granite hearth with stone mantle and surround. Doors also lead from the reception hall to the kitchen/breakfast room which has a range of matching wall, base and display units. This has laminate style flooring, recessed lighting. A one and a half bowl single drainer sink unit with Kettle boiling water mixer tap including cold filtered water over set into the worktops with a water softener beneath, vertical radiator and a breakfast bar. There is space and plumbing for a dishwasher, space for a dual fuel Rangemaster stove and space for a fridge freezer. The kitchen opens into the garden room which has French style doors and windows that look out onto the garden and lead to the paved terrace to the rear of the property. There is a separate utility room with a window to the rear, a circular sink unit with mixer tap over, space and plumbing for a washing machine, space for appliances with worktop over and a wall mounted oil-fired boiler. The cloakroom comprises a close coupled WC, large basin with mixer tap over and cupboard under, heated towel radiator and extractor fan.

Stairs rise from the reception hall, with large storage cupboard part way, to the first floor landing where there is access to the loft. One window to the rear garden and one Velux, a useful walk-in cupboard with slatted shelving and a Velux with a door to a further cupboard and eaves storage. Two windows to the rear and one Velux, a door to a further cupboard and eaves storage. Doors from the landing leads to Bedroom one, a good size double room with a window to the front and wall mounted lights. Bedroom three is a small double room with a dormer window to the rear, useful built-in cupboards and wardrobe with hanging rail and shelving. Bedroom four is a good size single room with Velux window to the front and is currently being used as an office. There is a family bathroom with Velux window to the front, eaves storage, fitted corner spa bath with mixer tap over and handheld shower attachment. There is also a walk-in shower with mains fed Deluge shower with handheld attachment, ceramic tiled floors and walls, a pedestal handwash basin with mixer tap over and tiled splashback, vertical towel radiators, recessed lighting and extractor fan. The separate cloakroom has a close coupled WC and pedestal handwash basin with mixer tap over, tiled splashback, obscure window to the rear, electric towel radiator, recessed lighting and extractor fan. Stairs from the first floor landing lead to the second floor landing. This also has a Velux window to the rear, built-in eaves storage cupboards, a further built-in double cupboard and a wardrobe with hanging rails and shelf above. A door leads from the landing to bedroom two which is a further double room with Velux window to the rear and ample eaves storage.

The property benefits from oil-fired central heating via strategically placed radiators throughout the property. The property also has a bank of solar panels which assist with the running costs of the property and exports the excess back to the grid.

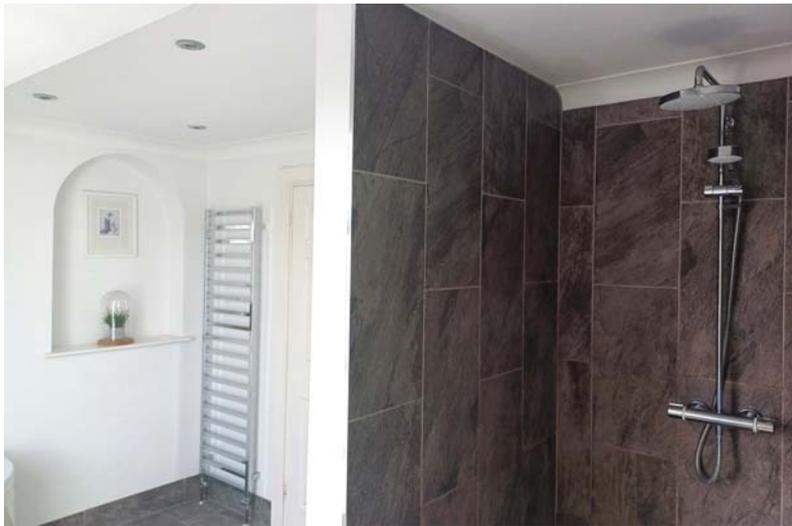
## Outside

The property is approached from Low Road via a large block paved driveway providing parking for up to four vehicles with an area of lawn to one side and raised flowerbeds to the other. The driveway leads to a single attached garage and steps that rise to the front door. Between the house and the garage is a gated passageway that leads to the rear garden. The garden has been well maintained and is enclosed by panel fencing. There is a paved terrace that sweeps around the side and rear of the property with steps onto a raised lawn with established flower and shrub borders. There is also a raised decking area which provides a perfect peaceful sitting area and offers a good degree of privacy. There is an outside tap and outside lighting. The single garage has a 7' up and over door, power and light, window to the rear and a personnel door to the garden.









## 26 Low Road, Debenham

Approximate Gross Internal Area = 172.1 sq m / 1852 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 187.8 sq m / 2021 sq ft



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*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 C; £1,969.49 payable per annum 2025/2026

*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.

*April 2025*

## Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Debenham High Street, and take the left hand turning on the left, just after Debenham Vets. Continue to the end of the road and turn left onto Low Road. The property can be found a short way along on the right hand side, just beyond Debenham Surgery.

What3Words location: [///grandest.sleepers.trending](http://grandest.sleepers.trending)



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