



Sackville Street, Debenham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**\*\* ARE YOU LOOKING FOR A RENOVATION PROJECT \*\***  
A larger than average semi-detached property on a  
CORNER PLOT with potential to extend if required \*\*  
GARAGE \*\* WORKSHOP \*\* PARKING FOR NUMEROUS  
VEHICLES \*\* CLOSE TO DEBENHAM HIGH SCHOOL \*\*

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: £295,000**

- **Sitting Room**
- **Family Room**
- **Kitchen/Breakfast Room**
- **Sunroom**
- **Utility Room**
- **Ground Floor WC**
- **Three Bedrooms**
- **First Floor Shower Room**
- **Large Gardens**
- **Workshop & Garage**
- **Parking for several vehicles**



**SACKVYLLE STREET- INTERIOR** A part glazed door welcomes you inside the property. A glazed door to the right-hand side leads to the Kitchen which benefits from a range of wooden base and wall units with a stainless steel one and a half sink and drainer, with stainless steel mixer tap. To the left is a dual aspect Sitting Room which benefits from an open fire with a marble hearth and back with a wooden surround. There are patio doors to the rear, opening onto a patio area. To the right of the Kitchen is a spacious, dual aspect Dining Room. Off the Dining Room is a Utility Room with a wall mounted gas combi boiler and space for white goods etc. A further door off the Utility Room leads to a Cloakroom comprising: wash hand basin, and wc. To the rear of the property is a garden room offering space for coats, shoes, boots etc and is a lovely sitting space overlooking the gardens. On the first floor there is a landing window making the landing light and airy. The principal bedroom is a spacious double and benefits from a built-in wardrobe and cupboard. The second double bedroom also benefits from a built-in wardrobe, as does the third bedroom which is a single. The Shower Room comprises: a double walk-in shower cubicle with an electric shower, wash hand basin and wc. This completes the accommodation which has lots of potential.

**SACKVYLLE - EXTERIOR** The property sits on a corner plot which offers potential to extend (should you wish to), or to enjoy the benefits of a large wrap around garden. There are several separate areas to enjoy in the garden, along with a Summer House. To the rear of the garden is a workshop along with a garage, and off-road parking for at least four vehicles.



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

**LOCAL AUTHORITY** Mid Suffolk District Council

**Tax Band:** B

**EPC:** TBC

**Postcode:** IP14 6RJ

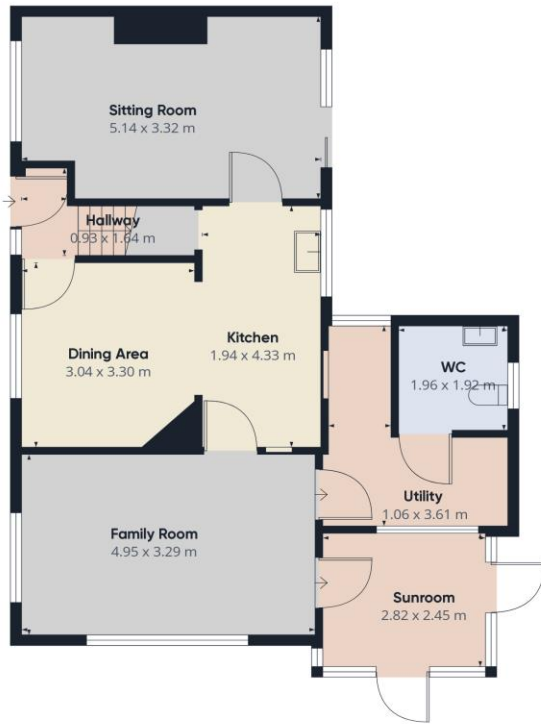
**SERVICES** LPG central heating, mains water, drains and electricity. Open fire to Sitting Room (currently blocked up)

**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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>  
124.79 m<sup>2</sup>

(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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