



Rock Estates



Cross Green

Debenham, IP14 6RW

Offers in the region of £525,000



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A quaint character property positioned within the sought after Suffolk village of Debenham. Curl up by the inglenook fireplace with the log burning stove and soak in the period features this sympathetically restored property has to offer. Extended to provide additional living space the property has been tastefully redecorated throughout and compliments the remaining oak beams and brick work with modern fixtures.

Upon entering the property you are greeted with a spacious but cosy living room with inglenook fireplace housing the log burning stove. The stunning kitchen/diner is of a substantial size and is the perfect combination of period and modern styles. In keeping with the cottages period charm the shake style kitchen compliments the modern mirror splashback above the gas cooker. The property also benefits from an additional living space currently used as a garden room, but could also be used as an additional dining space or home office. To the first floor there are two double bedrooms and a four piece bathroom suite, whilst the main bedroom benefits from an ensuite shower room. There is an additional double bedroom to the second floor.

The rear garden is predominantly paved and benefits from a covered tiled pergola with integral pizza oven - perfect for hosting alfresco dining parties in the summer months. There is gated access to the rear of the property to a brick paved parking area with parking for multiple vehicles.

Nestled just off the high street in Debenham, the Grade II house lies in the heart of a conservation area covering the entire historic centre of this East Suffolk village. The property is just a stones throw from the Grade I-listed 13th-century church St Mary Magdalene's and its market green. The property has an abundance of nature trails, footpaths and bridleways that still retain their medieval routes leading out across the tranquil countryside to neighbouring villages.





Front Garden

Entering through the wooden entrance gate there is a shingle path leading to the front door. Adorned with mature hedges, shrubs and trees the front garden is a private oasis and is the perfect spot to enjoy the outdoors. There is a lawned area with a log store and additional space for seating.

Living Room

15'0" x 14'7" (4.58 x 4.46)

Dual aspect windows to both the front and rear with secondary glazing. Inglenook fireplace with fitted Stovax log burner set upon a brick hearth and decorative Oak bressumer above. Storage cupboard.

Kitchen/ Diner

21'10" x 13'4" (6.66 x 4.07)

Dual aspect windows to the front and rear. Range of wall and floor mounted units and drawers. Granite worktop. Inset butler style sink with mixer tap over. Pantry cupboard with shelving. Cooker point extractor fan above and mirror splash back. Space for fridge/freezer. Integrated dishwasher. Space for washing machine. Radiator. Exposed beams. Tiled floor.

Garden Room

15'7" x 10'10" (4.76 x 3.32)

Window to side. Large window to the rear along with door to rear garden. Vaulted ceiling. Tiled floor.

Rear Hall

Door to rear garden. Radiator. Stairs to first floor.

Landing

Windows to the rear. Exposed beams and studwork. Shelving. Wall light points. Radiator. Doors to:

Bedroom One

13'4" x 11'8" (4.07 x 3.56)

Window to front aspect. Built in cupboard. Exposed beams. Radiator. Steps to:

Ensuite

Window to side aspect. Shower cubicle. Low level W.C. Pedestal hand wash basin. Exposed beams and studwork. Airing cupboard housing hot water tank. Oak engineered flooring. Loft access. Radiator.

Bedroom Two

Window to front with secondary glazing. Exposed beams and studwork. Radiator.

Second Floor / Attic Room

Bedroom Three

14'1" x 10'0" (4.30 x 3.05)

Two vellum windows to rear. Wooden flooring. Vaulted ceiling.

Bathroom

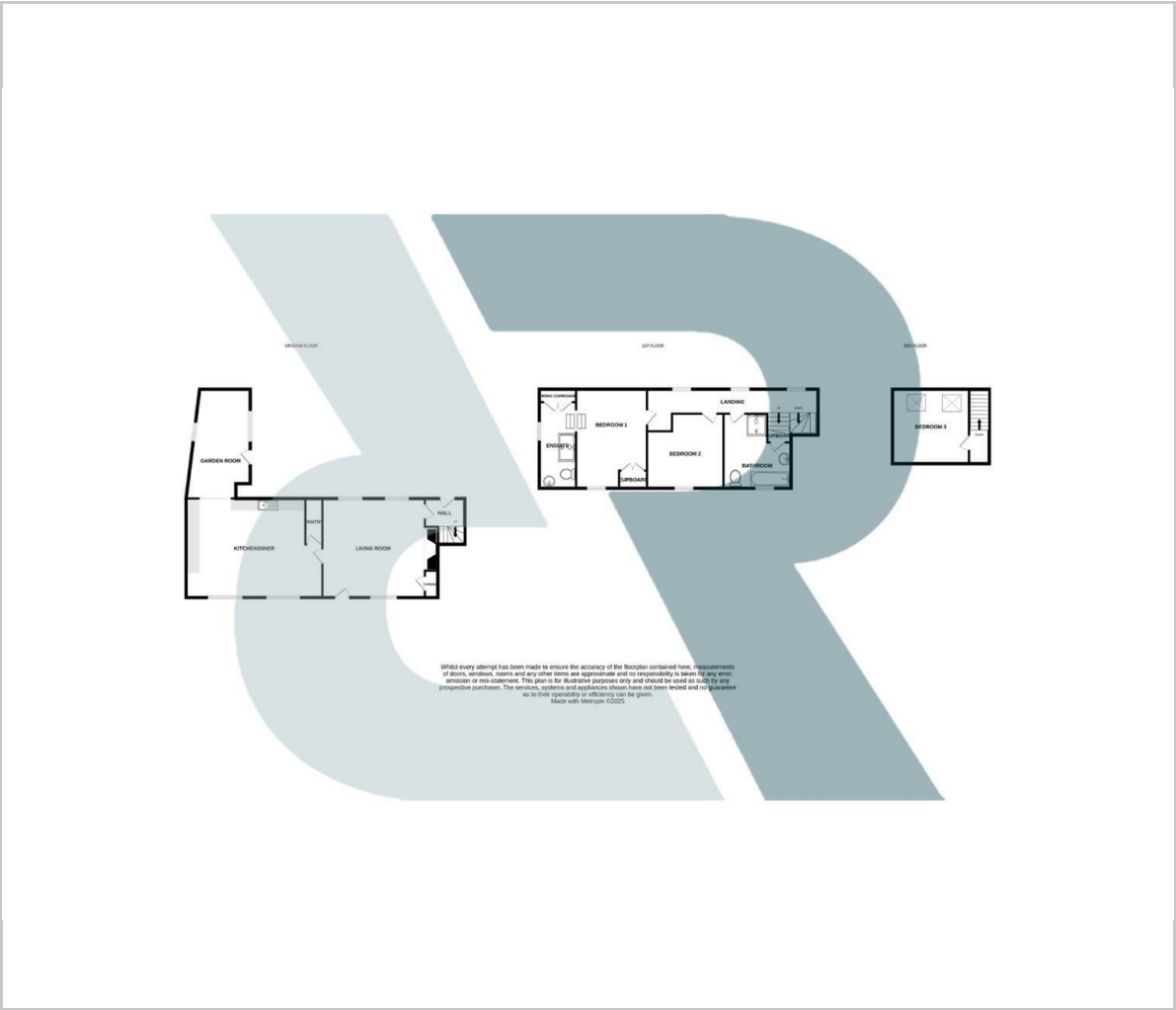
Window to front. Panelled bath. Pedestal wash hand basin. Low level W.C. Shower cubicle. Engineered oak flooring. Radiator.

Rear Garden

Accessed from the garden room the rear garden is predominantly paved with a number of mature flower beds. There is a tiled pergola with integral pizza oven and chimney, perfect for alfresco dining. There is a side access gate opening onto the roadway, along with a further rear access gate opening onto a spacious parking area for multiple vehicles. External oil fired boiler.



Floor Plan



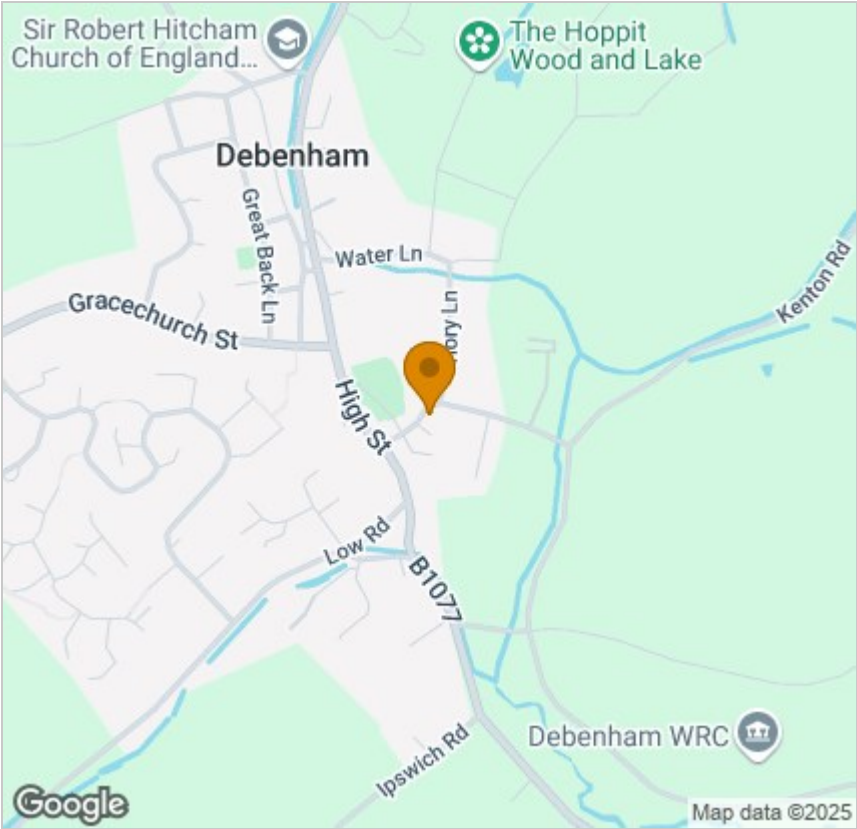
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

