



Rock Estates



48 High Street
Debenham, Stowmarket, IP14 6QW
Guide price £225,000



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Situated on the vibrant high street of Debenham is this original 19th century multi-use property. Having previously been used as a haberdashery, bakery, and most recently a gallery, this multi-functioning part commercial/ part residential property would make the perfect spot to combine working from home.

Upon entering the property you are welcomed immediately onto the main shop floor where there are expansive double glazed shop fronts and high ceilings with energy efficient lighting system. The vendors have tastefully renovated the property with resin floors and underfloor heating throughout the ground floor. The expansive room is neutrally decorated with plaster and earthy tones just waiting for a new business to take ownership of this modern space.

Tucked to the rear of the main shop floor is the kitchen with modern handleless cupboards and drawers, integrated appliances and hidden behind cleverly utilised pocket doors is a further utility area. Ascending the wooden staircase to the first floor you will find a further character filled space encapsulating the charm of the 19th century property. The deceptively spacious reception room has two modern electric radiators and overlooks the grand Grade I-listed 13th-century St Mary Magdalene's church. Completing the first floor is a bedroom with window to the rear and a traditional four piece bathroom suite.





Shop Front 19'11" x 39'1" (6.09 x 11.93)

Impressively sized commercial space which could be used for a number of different ventures. Resin floor with underfloor heating and energy efficient lighting system. The large double glazed windows welcome natural light to flood the room. There is also a large storage cupboard, electric sockets and phone line.

Kitchen / Utility 5'7" x 12'11" (1.71 x 3.95)

Tucked away is the kitchen area with wall and floor mounted cupboards, laminate worktop and inset ceramic sink with mixer tap over. Electric oven. Integrated slimline dishwasher. Through the cleverly designed pocket doors there is a useful utility area, with space for a fridge/freezer and plumbing for a washing machine.

Bedroom 12'9" x 8'4" (3.90 x 2.55)

Window to rear. Cupboard. Electric radiator.

Reception Room 12'8" x 19'9" (3.87 x 6.02)

Window to front. Two electric radiators.

Bathroom

Velux window. Bath with part tiled surround. Low level W.C. Bidet. Pedestal hand wash basin with tiled splash back. Solid oak flooring. Electric radiator.



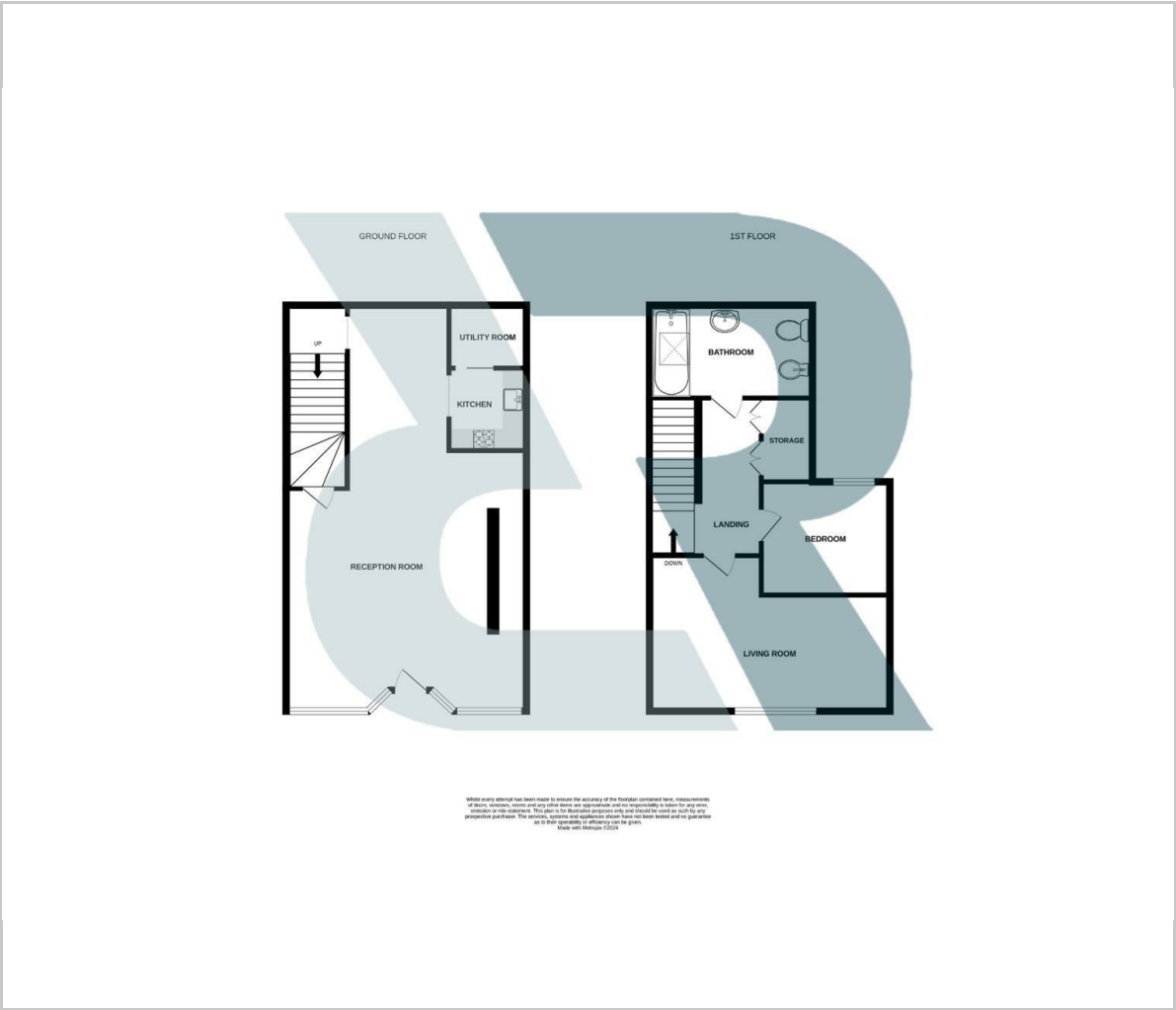
Debenham Village

The popular village of Debenham has a bustling medieval high street offering a number of amenities including butchers, co-operative, post office, public houses and several coffee shops to name a few. Debenham is highly sought after and is home to a well regarded high school and leisure centre offering a range of sports activities, gym and sauna. Highly sought after Debenham is a semi-rural village that has easy links to the larger towns of Norwich, Bury St Edmunds and Ipswich via the A140 / A14. Whilst the nearby town of Stowmarket offers main line rail links to London Liverpool Street.

Agents Note

Rock Estates Suffolk have been advised by the vendors that the ground floor is eligible for small business relief, with no rates. Council tax applies only for the domestic areas, which are currently band B.

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

