



Rock Estates



Priory Lane

Debenham, IP14 6QD

Guide price £415,000



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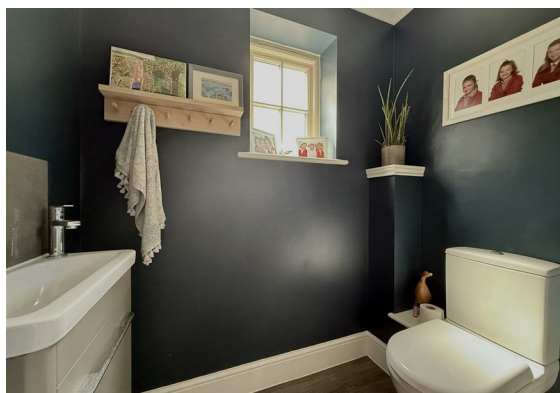
- Popular Debenham Village Location
- Semi-Detached House
- Spacious Living Room with Charnwood Log Burning Stove
- Three Double Bedrooms
- Double Glazed Sash Windows & Air Source Heat Pump
- Walking Distance to High Street & Amenities
- Approximately 1200 sqft.
- Modern Kitchen
- Cloakroom, Bathroom & Ensuite
- Off Road Parking

Approached via a quiet lane is this charming semi-detached home, set in the heart of the highly sought-after Suffolk village of Debenham. Offering over 1,200 sq. ft. of well-balanced living space, this beautifully presented and energy-efficient property blends modern convenience with thoughtful design and charm.

The entrance hall leads to a contemporary kitchen/diner, fitted with ample storage cupboards & drawers, integrated appliances such as a modern induction hob, and useful water softener. The spacious living room features bespoke built-in storage & shelving as well as a charming Charnwood log burning stove with stone surround. The cosy living room is flooded with natural light from the dual aspect windows & door leading to the rear garden.

Upstairs are three well-proportioned double bedrooms & a modern family bathroom offering a stylish three-piece suite. While the principal bedroom benefits from a sleek en suite shower room. This eco-friendly property is heated by an air source heat pump, and benefits from underfloor heating to the ground floor, whilst the double-glazed sash windows add to both the functionality and character of the property. To the rear, the garden provides a peaceful & private retreat. Mature, well-stocked borders offer year-round interest, complemented by a lawned area & a generous patio—ideal for outdoor dining or entertaining.

Closely positioned to the Grade I listed St Mary Magdalene Church the property is located within the heart of Debenham's historic village centre. The village itself offers a range of amenities including a butchers, cafe/deli, newsagents, coffee shops, and a well-stocked Co-op. Two vibrant public houses are within easy walking distance. Whilst both the highly regarded primary & high schools are less than a mile away, as well as the well equipped leisure centre, making this an ideal home for families, professionals, or those looking to downsize in a picturesque and well-connected Suffolk setting.





Front

Accessed via a pea shingle driveway the property is enclosed to the front with a brick paved driveway offering parking for a number of vehicles. An array of mature bushes and plants and path leading to the front door.

Entrance Hallway

Karndean flooring. Stairs to first floor. Under stairs cupboard. Under floor heating. Coving. Doors to:

Kitchen/ Diner

13'3" x 10'11" (4.06 x 3.35)

Double glazed sash window to front. Range of wall and floor mounted units and drawers. Ample worktop space. Integrated induction hob with extractor hood over. Integrated oven. Inset ceramic sink with dual drainer and mixer tap over. Integrated fridge/freezer and washer/dryer. Water softener. Karndean flooring. Coving. Spotlights. Under cupboard lighting. Under floor heating.

Living Room

17'5" x 17'0" (5.32 x 5.19)

Double glazed door to rear garden. Double glazed sash window to side and rear. Built in cupboards and shelving display unit. Charnwood log burning stove with stone surround. Coving. Under floor heating.

Cloakroom

Double glazed window to side. Low level W.C. Vanity unit with net sink and mixer tap over with splashback. Karndean flooring. Coving. Extractor fan. Under floor heating.

Landing

Double glazed sash window to side. Airing cupboard. Coving. Radiator. Doors to:

Bedroom One

14'9" x 9'11" (4.51 x 3.04)

Double glazed sash window to rear. Coving, Radiator. Door to:

Ensuite

Shower cubicle. Vanity unit with inset ceramic sink and mixer tap over. Low level W.C. Tiled floor. Part tiled walls. Coving. Extractor fan. Chrome heated towel rail.

Bedroom Two

11'8" x 10'1" (3.57 x 3.09)

Double glazed sash window to front. Coving. Radiator.

Bedroom Three

11'6" x 8'9" (3.52 x 2.68)

Double glazed sash window to rear. Coving. Radiator.

Bathroom

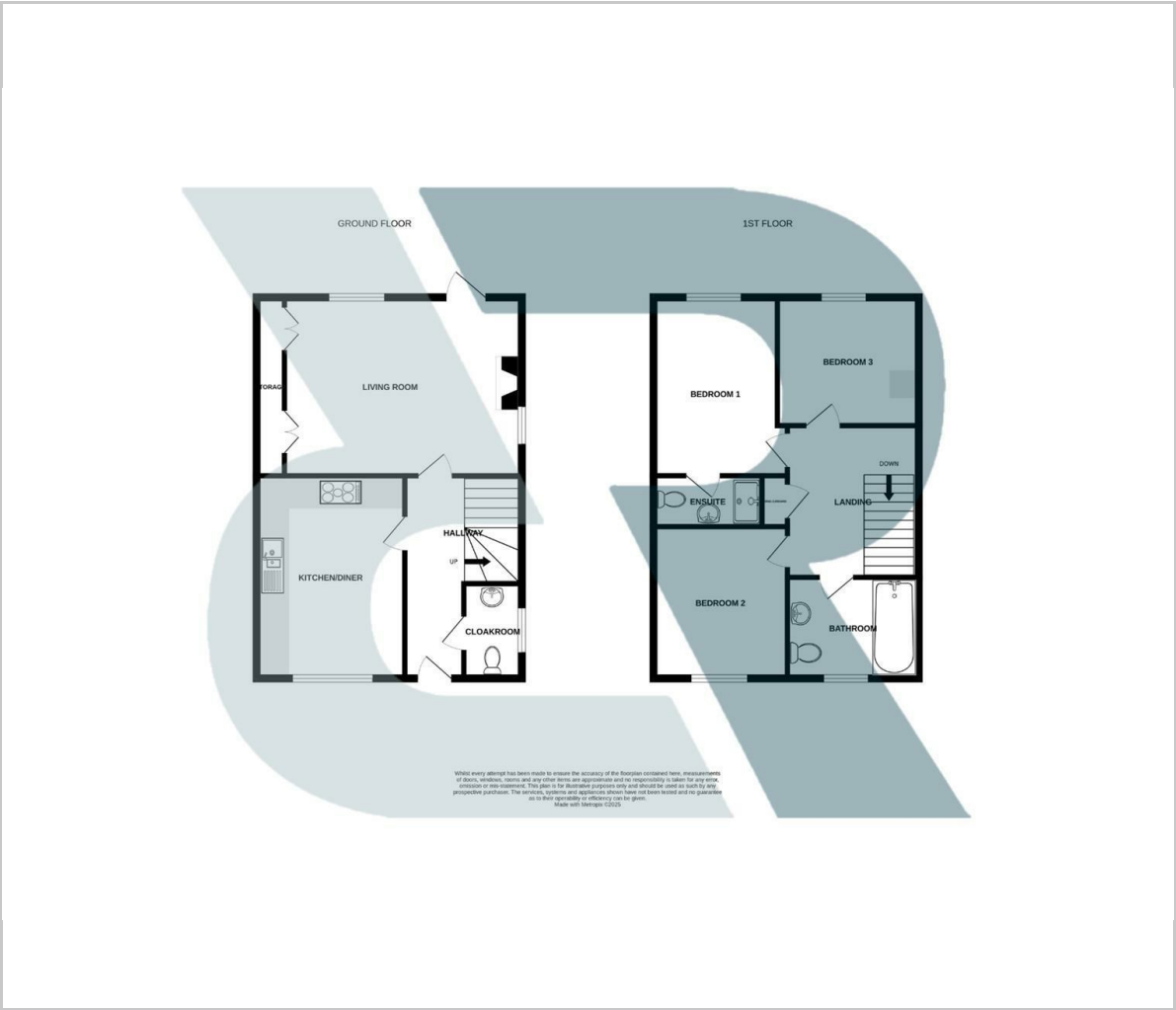
Double glazed sash window to front. Bath with shower attachment over. Low level W.C. Vanity unit with inset ceramic sink and mixer tap over. Part tiled walls. Tiled floor. Extractor fan. Spotlights. Chrome heated towel rail.

Rear Garden

The private rear garden is an oasis offering an array of mature plants and trees creating the perfect spot to relax and unwind. The garden is partly laid to lawn but offers a sizeable patio area perfect to entertaining. There is a large shed for storage, as well as side access to the front of the property. There is an outside tap too.



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

