



Aspall Road, Debenham Stowmarket IP14 6QA



welcome to

Aspall Road, Debenham Stowmarket

Situated in the heart of Debenham is this delightful five bedroom character property with extension to the rear. Offered for sale with two parking spaces this property should not be missed!

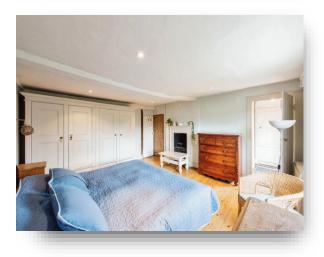












Accommodation

Entrance Hall

The property is entered via a part glazed front door into the entrance hall with stairs leading to the first floor, built in cupboard and ceramic tiled flooring.

Living Room

15' x 13' 8" (4.57m x 4.17m) Sash window to front, Inglenook fireplace with wood burner, exposed beams, built in cupboard, TV point, electric heater and brick flooring.

Reception Two

15' 2" x 11' 1" (4.62m x 3.38m) Sash window to front, fireplace, exposed beams, built in cupboard, wall lights and wooden flooring.

Hall / Study

8' 3" x 11' 7" (2.51m x 3.53m) Windows and door to rear, stairs leading to the first floor, spot lights, exposed beams, built in double cupboard, exposed beams, wooden flooring.

Kitchen

17' 9" x 13' 7" (5.41m x 4.14m) Windows to rear and side, Velux window, door to

rear garden, fitted with a range of wall and base units with wooden work tops incorporating a double butler sink with mixer tap, space for Aga with extractor over, electric hob, space for fridge, spot lights, stripped wood and ceramic tiled flooring.

Shower Room

Window to rear, fitted with a shower cubicle, a pedestal wash hand basin and a low level W.C, extractor fan, picture rail, part tiled walls and ceramic tiled flooring.

First Floor Landing

Window to rear, part wood panelled walls, radiator and carpeted flooring.

Bedroom One

15' 3" x 13' 3" (4.65m x 4.04m) Sash window to front, fireplace, wall lights, built in cupboard, stripped wood flooring, door to front landing.

Bedroom Two

15' 2" x 10' 7" (4.62m x 3.23m) Sash window to front, fireplace, exposed beams, electric heater, carpeted flooring, door to front landing.

Bedroom Three

11' 7" x 8' 3" (3.53m x 2.51m) Window to rear, wall lights, part wood panelled walls, electric heater and stripped wood flooring.

Family Bathroom

Window to rear, fitted with a panelled bath with electric shower over and screen, a pedestal wash hand basin and a low level W.C, extractor fan, part wood panelled walls, part tiled, heated towel rail and stripped wood flooring.

Front Landing

Window to front, exposed beams, stairs to ground floor and loft rooms.

Bedroom Four

13' 5" x 11' (4.09m x 3.35m) Two windows to rear, window to side, exposed beams and carpeted flooring.

Bedroom Five

11' 6" x 9' 5" (3.51m x 2.87m) Two windows to rear, exposed beams and carpeted flooring.

Outside

Rear Garden

Wall and fence enclosed with patio and lawn areas, brick pathway leading to the rear access gate, timber shed, flower and shrub borders.

Outbuilding / Store

11' 7" x 6' 2" (3.53m x 1.88m) Windows to rear and side with a glazed door.

Parking

Two allocated parking spaces are located to the front of the property.





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Aspall Road, Debenham Stowmarket

- Five bedrooms
- Study area
- Two receptions
- Extended kitchen
- Two off street parking spaces

Tenure: Freehold EPC Rating: F

offers in excess of

£650,000





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1. W The Property Ombudsman

Property Ref: SMK103741 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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