



Hoglet House | Priory Lane | Debenham | IP14 6QD

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**TOWN & VILLAGE**  
 PROPERTIES

# Hoglet House, Priory Lane, Debenham, Stowmarket, Suffolk, IP14 6QD

*“A substantial & stylish bespoke four bedroom detached residence, occupying a delightful elevated plot being both central & peaceful, with a well-maintained south-west facing garden & extensive off-road parking.”*

## Description

An excellent opportunity to acquire a substantial, stylish and individual four bedroom detached residence, occupying a delightful elevated position within the much sought after Priory Lane, in the heart of Debenham.

Other notable features include well-maintained south west facing wraparound gardens and extensive off-road parking.

## About the Area

Debenham is a highly sought-after village with excellent amenities situated approximately 13 miles north of Ipswich and 10 miles from Stowmarket. The village offers a good range of local amenities which include doctor's, local butchers, two hair salons, Co-op food store, hardware shop, fish and chip takeaway, bakery, public house and several interesting independent shops. The village further benefits from a highly regarded high school, primary school and a large leisure centre with indoor/outdoor exercise and fitness facilities as well as the Deben Lounge, Community Centre and an Indian takeaway. There is easy access to road links including the A140 and A14 and a mainline rail link to London's Liverpool Street Station can be found at the nearby towns of Stowmarket, Diss and Ipswich.

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Light and airy welcoming entrance with stairs rising to the first floor, door to understairs cupboard with cloak hanging space, spotlights and doors to:

### Downstairs Shower Room Approx 6'9 x 5'4 (2.05m x 1.62m)

Luxuriously appointed white suite comprising w.c, hand wash basin with storage below, heated towel rail, corner tiled shower cubicle, tiled walls and flooring, spotlights, extractor and frosted window to side aspect.

### Snug/Bedroom Four

Ideal for a variety of uses but currently used as a cosy entertainment room. Window to front aspect and sliding door opening to:

### Dining Area

Making a natural link between the main kitchen area and the sitting room. With window to rear aspect and spotlights. Double doors to sitting room and open plan to:

### Kitchen/Breakfast Room Approx 21'10 x 16'5 (6.65m x 5.00m)

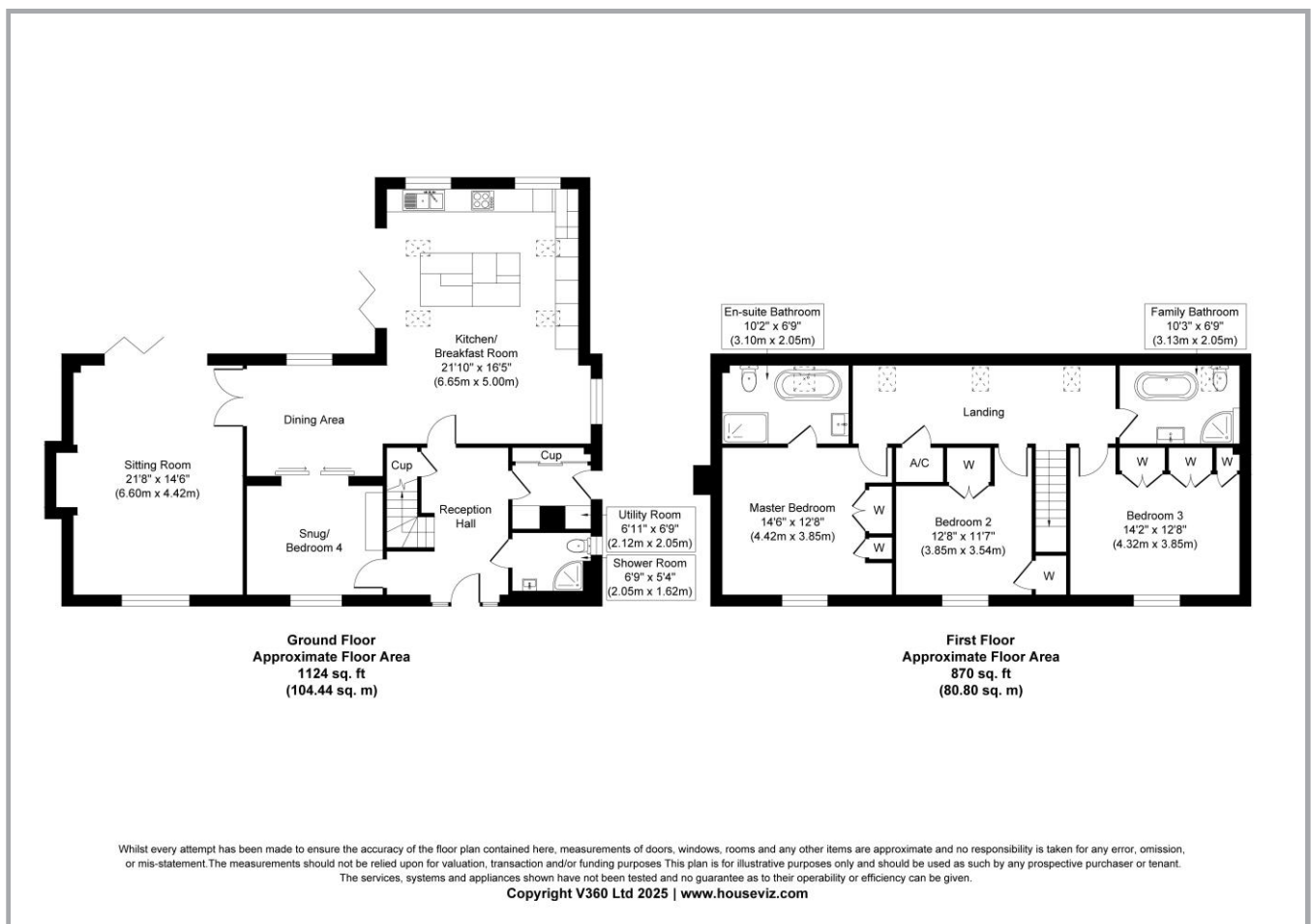
With door back through to reception hall. Well-appointed, stylish fitted kitchen with a matching range of wall and base units with Quartz worktops over and inset with double butler sink, drainer and chrome mixer tap. Integrated appliances include Neff four ring induction hob, Neff oven and grill, Lamona microwave oven, tall carousel, two fridge/freezers, feature island incorporating a breakfast bar and wine cooler and dishwasher. Skylights, double aspect windows to the rear and side and bifold doors opening onto the terrace.

### Sitting Room Approx 21'8 x 14'6 (6.60m x 4.42m)

Magnificent space extending from the front to the back of the property and incorporating feature inset with wood burning stove with brick hearth and wooden mantel over. Bifold doors to rear opening onto the terrace, spotlights and window to front.







### Utility Room Approx 6'11 x 6'9 (2.12m x 2.05m)

With personnel door to side and fitted with a matching range of base units with Quartz worktops over and inset with stainless steel sink and chrome mixer tap. Space for white goods, door to storage cupboard with cloak hanging space and housing the fuse board.

### First Floor Landing

With a range of skylights, substantial built-in storage, incorporating a built-in study area, access to loft, door to airing cupboard housing the hot water cylinder and doors to:

### Master Bedroom Approx 14'6 x 12'8 (4.42m x 3.85m)

Substantial double room with window to front aspect, built-in wardrobes, dressing table area and door to:

### En-Suite Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage below, free-standing bath, tiled shower cubicle, heated towel rail, tiled walls and flooring, skylight, spotlights and extractor.

### Bedroom Two Approx 12'8 x 11'7 (3.85m x 3.54m)

Double room with window to front aspect, door to sizable storage area currently used as a workspace in addition to a separate built-in wardrobe.

### Bedroom Three Approx 14'2 x 12'8 (4.32m x 3.85m)

Substantial double room with extensive built-in wardrobes and window to front aspect.

### Family Bathroom Approx 10'3 x 6'9 (3.13m x 2.05m)

White suite comprising w.c, hand wash basin with storage below, free standing bath with shower attachment, corner tiled shower cubicle, heated towel rail, tiled walls, tiled flooring, spotlights, extractor and skylight.

### Outside

Hoglet House is situated in an enviable position on arguably the most desirable streets within the village, and just a stone's throw from Debenham's wide range of amenities.

The property is accessed via a shared private roadway, which in turn leads to a private gravelled drive, providing ample off-road parking. The proportionate, south west facing wraparound grounds are predominately lawned with a terrace abutting the rear of the property and boundaries defined by fencing and evergreen pleached trees. Incorporated within the plot and shielding the property from Priory Lane is a long established specimen delightful tree. Within the grounds is a timber storage shed.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – F

### Services

Mains water, drainage and electricity. Air Source heating. EPC Rating B



Priory Lane



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

Hoglet House Priory Lane Dorchester STOWMARKET IP14 6QD	Energy rating <b>B</b>	Valid until: 18 September 2033 Certificate number: 0320-3411-0310-2397-4045
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Property type	Detached house
Total floor area	185 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

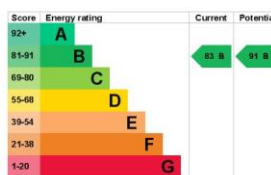
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-3411-0310-2397-4045?print=true>

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