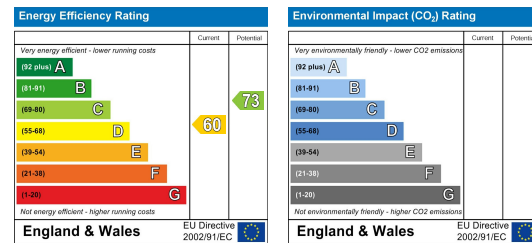




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**19a Henry Street, Debenham, Stowmarket, IP14 6RH £475,000**

Situated in a sought after location within the desired village of Debenham, this well presented 4 bedroom detached chalet benefits from Sitting Room, Kitchen/Dining Room, 2 Ground Floor Bedrooms, Conservatory, Utility Room, Ground Floor Bathroom, 2 Double Bedrooms on the First Floor and Secluded Grounds approaching 1/3 Acre Plot approx. Located within the very desired Debenham High school catchment.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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# 19a Henry Street, Debenham, Stowmarket, IP14 6RH

## DEBENHAM:

Debenham is a village and civil parish located 11 miles (18 km) north of Ipswich[2] in the Mid Suffolk district of Suffolk, England.[3] The River Deben rises in the parish, and flows along a prolonged ford through the village.[4]

In 1086, Debenham was a comparatively large village of 69 households in the hundred of Claydon.[5]

At the 2001 census the parish population was recorded as 1,728[6] increasing to 2,210 at the 2011 census though including the parishes of Aspell and Winston. It is currently estimated to be 2,274.[7]

Village amenities and facilities include a post office, library, pharmacy, doctors' surgery, vets, leisure centre osteopath, a police station and fire station, cafes, a supermarket, a newsagents, green grocers, butcher, baker, florist and antiques dealer, and hardware and pottery outlets. There is currently one pub, the Woolpack; though it is hoped the Angel and Red Lion will be reopening soon.[10] St Mary's Arts Exhibition started in 1976 and runs each year during the summer.[11] There is also a yearly fete on High Street.

With front door leading to...

### ENTRANCE HALL: 17'3" x 12'6" (5.26m x 3.81m)

With stairs to first floor, built in double storage cupboard, water softener, radiator.

### SITTING ROOM: 21'10" x 13'9" (6.65m x 4.19m)

With double glazed windows to front and rear aspects, wood burner, two radiators.

### UTILITY ROOM: 9'2" x 6' (2.79m x 1.83m)

With half glazed door rear garden, free standing oil fired boiler, space and plumbing for washing machine.

### STUDY/BEDROOM 4: 10'8" x 8' (3.25m x 2.44m)

With double glazed window to rear aspect, radiator.

### BEDROOM 1: 14'4" x 12'3" (4.37m x 3.73m)

With double glazed window to rear aspect, fitted wardrobes, radiator, Jack and Jill door to ....

## BATHROOM:

Family bathroom fitted 2021 with double glazed window to side aspect, fitted suite comprising Free standing slipper bath with mixer taps and shower head, shower cubicle, low level W.C, his and hers hand wash basins with vanity units under, wall mounted towel radiator.

### KITCHEN/BREAKFAST ROOM: 18'3" x 12'2" (5.56m x 3.71m)

With two double glazed windows to both side aspects, fitted with a range of matching wall and base level units with drawers and solid oak work surfaces over, free standing island, inset sink and drainer with boiling tap, integral appliances, built in larder cupboard, fitted appliances in 2021, French doors leading to conservatory.

### CONSERVATORY: 13'3" x 11'5" (4.04m x 3.48m)

With double glazed French doors to garden, Warm roof fitted in 2021, re glazed, double doors to both sides, tiled floor.

## FIRST FLOOR

### LANDING:

With Velux windows, radiator, door leading to...

### BEDROOM 2: 12'5" x 12' (3.78m x 3.66m)

With two Velux windows to front aspect, fitted wardrobes, access to walk in loft access storage room, radiator.

### SHOWER ROOM

Fitted in 2021, including shower cubicle, wall mounted towel radiator, low level WC and hand wash basin.

### BEDROOM 3: 13'7" x 12' (4.14m x 3.66m)

With two Velux windows to front aspect, radiator.

## OUTSIDE:

To the front of the property there is a driveway and turning area providing ample off road parking, the remainder of the garden is laid to lawn with flower and shrub borders, mature trees, gates providing access to the rear garden.

The garden to the rear of the property is mainly laid to lawn with patio area, it is of a good size with mature trees, flower and shrub borders.

## Agents Notes

Solid Oak wood doors.

