



Lock Close, Debenham, Suffolk





A SEMI-DETACHED BUNGALOW in a quiet location yet within easy walking distance to Debenhams many amenities. \*\* OFF ROAD PARKING \*\* GARDEN \*\* NO ONWARD CHAIN \*\*

**LOCATION** Debenham is a pretty and historic village which benefits from excellent local amenities including a small Co-op supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. Framlingham lies approximately just over 7 miles away and also has great schooling in both private and state sectors and has the medieval Castle and Church. Regular train services to London Liverpool can be caught at either Ipswich or Stowmarket just over 14 and 10 miles respectively.



- Semi Detached Bungalow
- Fitted Kitchen
- Shower Room
- Two Bedrooms
- Garage
- Driveway
- Fully Double Glazed
- NO ONWARD CHAIN

**LOCK CLOSE - INTERIOR** To the side of the bungalow a partly glazed UPVC front door leads into the hall. On your left is the second bedroom with radiator and window overlooking the front garden. Ahead is a door which leads into the bright Sitting Room which has a large window to the front and stone fireplace with inset electric fire.

At the end of the hall, overlooking the back garden, is a fully fitted kitchen with a range of white wall and base units with a dark grey worktop over. There is a stainless-steel sink and drainer with large window above with views over the back garden. There is also a freestanding electric cooker, extractor hood, ladder style radiator and space for a freestanding fridge/freezer and washing machine. A partly glazed UPVC door leads out to the rear garden.

The bungalow has a bright main bedroom with a large window overlooking the rear garden and a generous built in wardrobes. There is also a shower room with a large shower, sink and wc set into a vanity unit, opaque window to the side and ladder style radiator.

The property is fully double glazed and benefits from oil fired central heating with the boiler cleverly located in the loft space to save room.

**LOCK CLOSE - EXTERIOR** To the front of the property is a lawned area with flower beds and a path leading up to the front door. The garage is located to the right of the property and has a driveway for parking in front.

A path leads from the front gate into the rear garden which has a selection of mature shrubs, patio area and a central pond along with greenhouse and shed.

Directly behind the garage is a useful store and area for wheelie bins to be kept.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**SERVICES** – Oil fired central heating, mains drains water and electricity, electric fire to Sitting Room

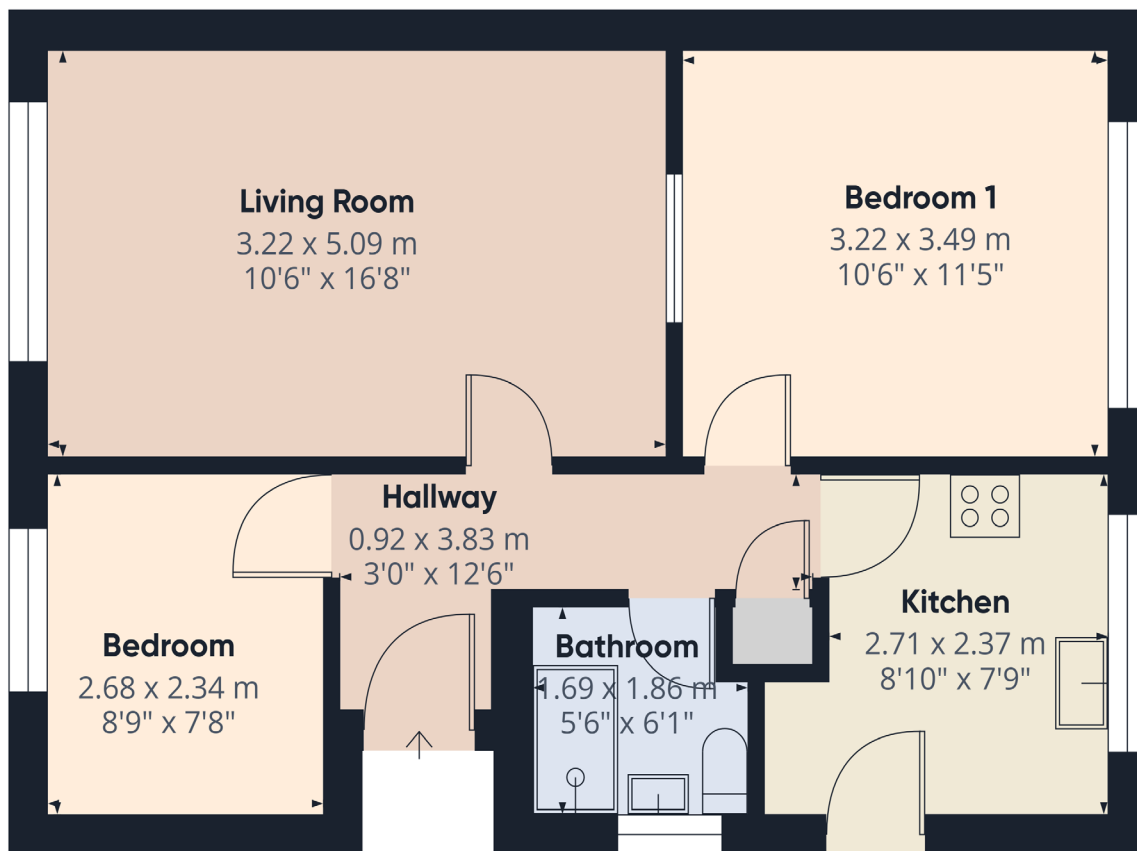
**LOCAL AUTHORITY** Mid Suffolk                      Tax Band: B                      EPC: TBC                      Postcode: IP14 6RS

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







**Approximate total area<sup>(1)</sup>**  
50.1 m<sup>2</sup>  
540 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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