



1 WELLS WAY
DEBENHAM, STOWMARKET, IP14 6SL



A spacious and versatile 5 bedroom detached house built in 2004 with accommodation over 3 three floors. It is located on a popular residential development with an open outlook to the front and a detached double garage.

The property is an imposing detached family home across three floors with an open aspect to the front. The front door opens to the entrance hall with stairs to the first floor. There is a double aspect sitting room with fireplace and French doors to the garden. There is a further reception room to the front which is currently used as a dining room. The kitchen/breakfast room is to the rear and fitted with a comprehensive range of wall and base units. French doors open from the breakfast end to the garden. There is a cloakroom on the ground floor. On the first floor the principal bedroom has fitted wardrobes and an ensuite bathroom. There are two further double bedrooms on this floor and a family bathroom. There are two further bedrooms and a shower room on the second floor.

Externally the property is at the end of a spur road with a detached double garage. The property benefits from an open aspect to the front overlooking green space. The rear garden is bordered by mature trees and is laid principally to lawn. There is a paved patio for alfresco dining.

LOCATION

Debenham is a picturesque and historic village which benefits from excellent local amenities including a small 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. The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further schooling. The County town of Ipswich (14 miles) and Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations with regular services to London's Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively. The Suffolk heritage Coast, with towns such as Aldeburgh, is approximately 24 miles. The A14 trunk road provides access towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north.



5



2



4



9.5
Miles



EPC



SERVICES

Gas fired central heating. Mains water, electricity and drainage are connected.
(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

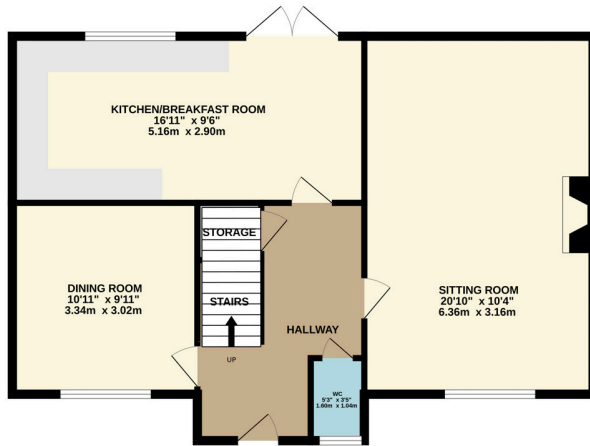




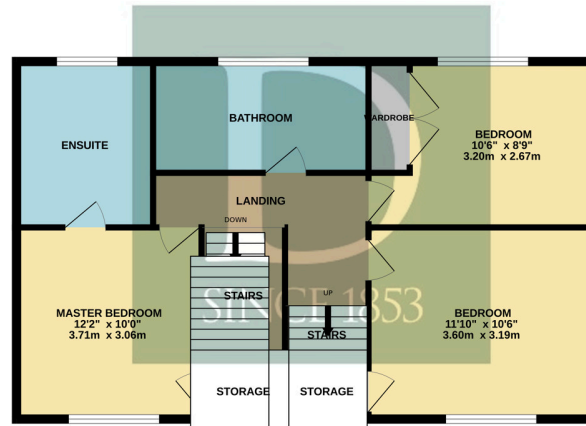


FLOOR PLAN

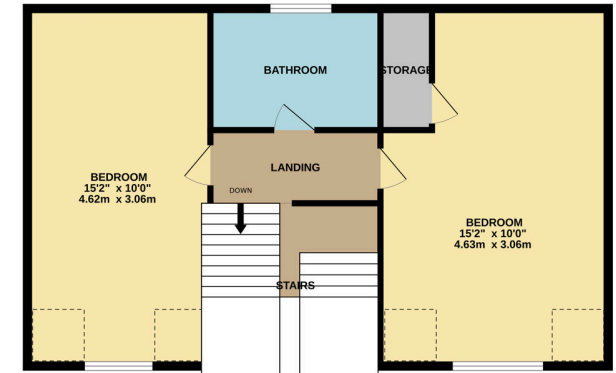
GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



2ND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2549 sq.ft. (236.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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