

An extremely well presented and energy efficient three bedroom semi-detached house with large rear garden, forming part of the exclusive Otters Holt development, just a short distance from the centre of Debenham.

Guide Price
£349,000 Freehold
Ref: P7269/J

2 Otters Holt
Debenham
Suffolk
IP14 6FE



Entrance hall, kitchen, sitting/dining room and cloakroom.
Master bedroom with en-suite shower room, two further bedrooms
and bathroom.
Driveway and garage.
Landscaped gardens to the front and rear.
No forward chain.

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Location

The property forms part of the exclusive Otters Holt development, which is just a short distance from the centre of this ever popular village. Debenham is a picturesque 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, two public houses and a 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 excellent schooling in both the state and private sectors. 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 in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

Description

Built by the well regarded local developers, New Homes (Suffolk) Ltd in 2022, 2 Otters Holt is a well presented and highly specified three bedroom semi-detached house forming part of an exclusive development of just 8 houses. Being only two years old, the property is extremely energy efficient and with an EPC rating of B (85). Heating is via modern Rointe panel heaters, and with electricity supplemented by the 'inset' PV panel installation located on the roof elevation.

The property is highly specified throughout with Karndean wood effect and tile flooring, contemporary high gloss kitchen units with Quartz worksurfaces and Neff appliances. The bathroom, en-suite shower room and cloakroom have also been fitted to a very high standard and include RAK sanitary ware.

Outside there is a driveway and oversized single garage with a length of approximately 20', together with a generous garden to the rear that enjoys the sun during the morning and into the afternoon.

The Accommodation

The House

Ground Floor

A part glazed wood effect composite front door, set beneath a covered porch opens into the

Entrance Hall

A spacious area for receiving guests with impressive oak staircase with glazed inset rising to the first floor. Useful understairs storage area, Rointe electric panel heater, Karndean flooring, downlighters and door to



Cloakroom

Well fitted and with RAK suite comprising WC with concealed cistern together with Quartz worksurface over, mounted wash basin with centre aligned mixer tap, storage cupboard under and tiled splashback. Wood effect tiled floor, heated towel rail, extractor fan and downlighter.

Kitchen /Breakfast Room 12'2 x 12' (3.72m x 3.65m)

With large window on the front elevation overlooking the garden and driveway. Extremely well fitted with range of contemporary, gloss fronted units with Quartz worksurfaces over incorporating a Franke stainless steel sink with mixer tap and carved drainer to the side. Neff induction hob with matching light and extractor hood over, together with high level double oven and grill. Integral appliances including a Neff dishwasher, washer/dryer and fridge freezer. Wood effect tiled flooring with underfloor heating. Downlighters and contemporary vertical electric panel heater.



From the Kitchen a glazed door with side lights opens into the

Sitting/Dining Room 18'10 x 13'10 (5.74m x 4.22m)

An extremely light and multi-functional room with fully glazed patio doors providing good views and direct access to the garden. Karndean wood effect flooring throughout and Rointe wall mounted electric panel heaters. Downlighters. TV and telephone points.



Returning to the Entrance Hall a staircase rises to the

First Floor

Landing

With door to Airing Cupboard, access to roof space and doors off to

Bedroom One 11'11 x 11'8 (3.64m x 3.56m)

A very good sized double bedroom with large window on the front elevation offering views towards the centre of the village. Rointe wall mounted electric panel heater, TV point and door to



En-suite Shower Room

Extremely well fitted with RAK suite comprising fully tiled shower enclosure containing the mixer shower, mounted wash basin with centre aligned mixer tap and storage cupboards under and WC with concealed cistern. Tiled flooring with underfloor heating, downlighters and extractor fan. Heated towel rail.

Bedroom Two 11'9 x 10' (3.58m x 3.04m)

A double bedroom with large window on the rear elevation overlooking the garden and grazing land. Beyond. Rointe wall mounted electric panel heater and TV point.



Bedroom Three 10' x 6'8 (3.05m x 2.04m)

Currently used as a Study, and with large window providing good views to the rear. Rointe wall mounted electric panel heater and TV point.



Bathroom

Well fitted in a contemporary style with suite comprising bath with centre aligned mixer tap and tiled splashback. Mounted wash basin with storage cupboard under, mixer tap and matching tiled splashback and WC with concealed cistern. Tiled flooring with underfloor heating. Downlighters, extractor fan and heated towel rail.

Outside

The property forms part of the small and exclusive Otters Holt development, and is approached via an Indian sandstone paved pathway that leads to the covered porch and front door. The pathway is flanked by gardens that have been landscaped, comprising a central area that has been turfed together with shingled steps leading down to the driveway and a small border containing some maturing lavender plants. Beside the property is the driveway, which the developers are due to complete with spray tar and shingle finish. The driveway is flanked by a matching paved pathway that leads to a gateway that provides access to the rear. Beyond the driveway is the **Garage**, approximately 6m x 3m, with up and over door and power and light connected. The rear garden faces east and therefore enjoys the sun during the morning and into the afternoon. The rear garden is of a very good size and enclosed within 6ft close boarded fencing. Immediately adjoining the rear of the property is the Indian sandstone patio area that can be directly accessed from the sitting room and beyond this is a central area that has been laid to lawn which is partly enclosed by a meandering border containing a variety of maturing flowers, shrubs and trees.

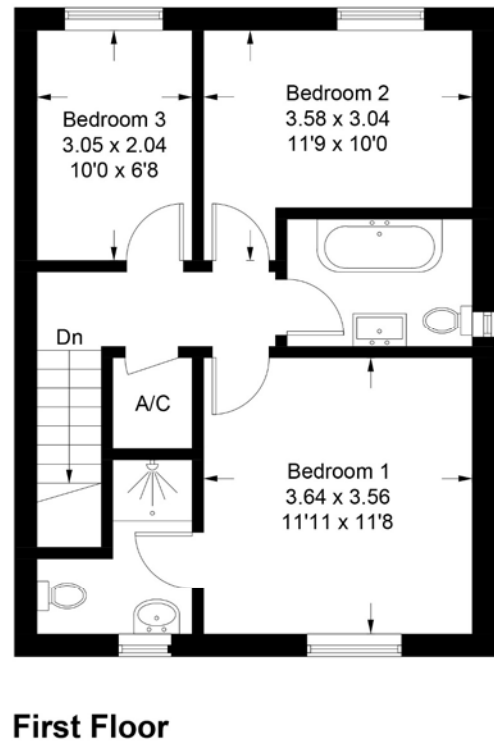
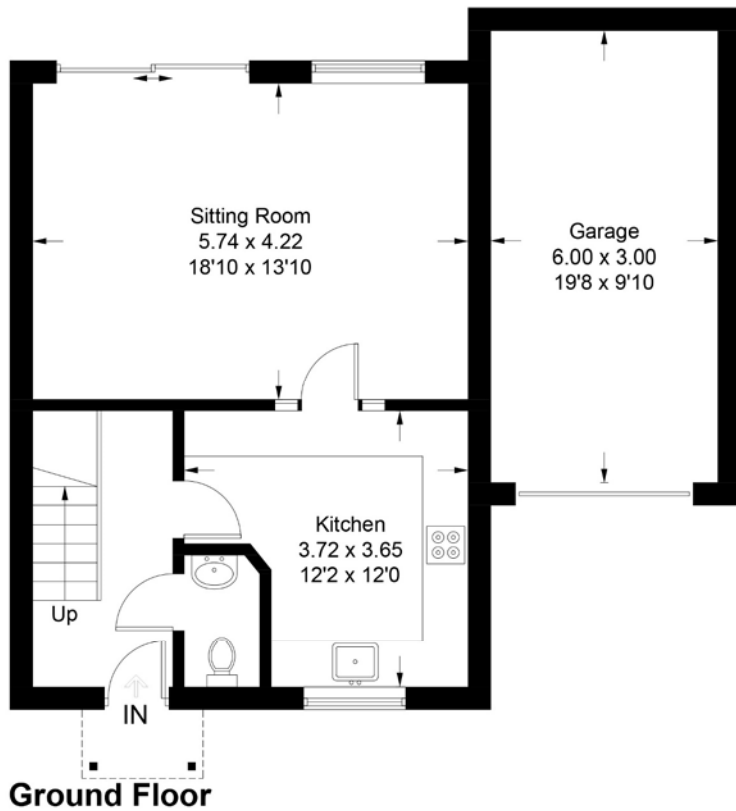


2 Otters Holt, Debenham

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 110.5 sq m / 1190 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Electric panel heaters providing heating coupled with underfloor heating to areas. Photovoltaic panels that supplement the electricity usage and also provide a modest annual income (2023/2024 - approximately £340)

Management Company We understand that a Management Company will be set up by the developers on completion of the sale of the final plot, at which point the responsibility and cost for the maintenance of the communal areas will be passed to the owners/occupiers of Otters Holt.

EPC Rating = B (85)

Council Tax Band C; £1,887.43 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2024

Directions

Heading into Debenham on the B1077 from the south, proceed through the High Street, then take the left turn onto The Butts, just before the primary school. Take the next turning on the right onto Little London Hill, where the site will be found a short way along on the left hand side.

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