

A stunning new four bedroom detached house with large south facing rear garden, forming part of an exclusive new development, that is just a short distance from the centre of the popular and desirable village of Debenham.

Guide Price
£755,000 Freehold
Ref: P6631/5/J

Plot 5
Otter's Holt
Debenham
Suffolk
IP14 6PN



A stunning new four bedroom detached house with accommodation comprising: entrance hall, living room with bi-fold doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Extremely large south facing turfed rear garden.

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Location

Otter's Holt will be found off Little London Hill, and only a short distance to the north of the centre of the popular village of Debenham. Debenham itself 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 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

Otter's Holt is an exclusive new development of just eight houses that is nearing completion by the well regarded local developer, New Homes (Suffolk) Ltd. Plot 5 comprises a stunning detached four bedroom house, that has been designed and built in the traditional Suffolk vernacular, yet incorporating a contemporary feel with a combination of brick and weatherboarded elevations under a pitched tiled roof. The property is ready to move into.

Being a newly built property Plot 5 is extremely energy efficient. There is an air source heat pump serving the central heating - underfloor heating on the ground floor, radiators on the first floor and under tile heating in the wet areas - and hot water systems, which is supplemented by a Photovoltaic panel array set within the rear elevation of the south facing roof. The property has also been fitted with UPVC windows in sash styles. Internally, Plot 5 has been finished to an extremely high standard with a high quality kitchen, installed by a local company, Debenvale, who specialise in the design, manufacture and installation of bespoke kitchens that are finished to an exceptional level of quality, together with branded integral appliances. The bathroom and shower room have also been fitted with high quality branded sanitary ware. The floors serving the kitchens, bathrooms and en-suites are tiled, and the remaining rooms have been carpeted.

The substantial rear garden has been turfed and there are paved pathways and patios to the front and rear, together with a shingled drive.

The property will be sold with a 10 year structural warranty and an alarm system.

Viewing

Strictly by appointment with the agent.

Services

Mains water, drainage and electricity. Air source heat pump serving the hot water and central heating system. Photovoltaic panels.

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.

Council Tax

To be assessed.

EPC Rating

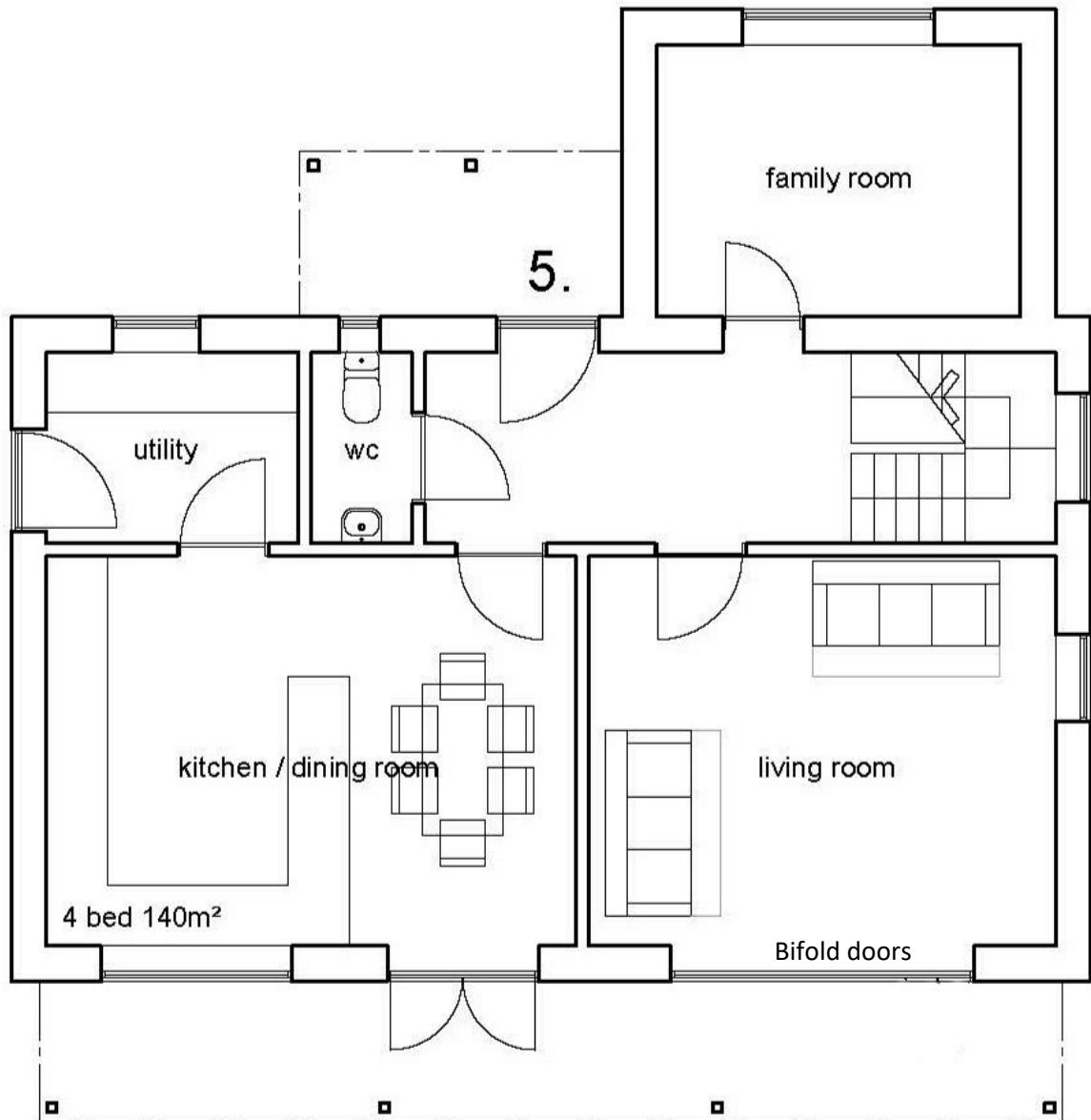
To be assessed.

Local Authority

Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX; Tel: 0300 123 4000



Indicative Only



ground floor plan

Approximate Room Dimensions

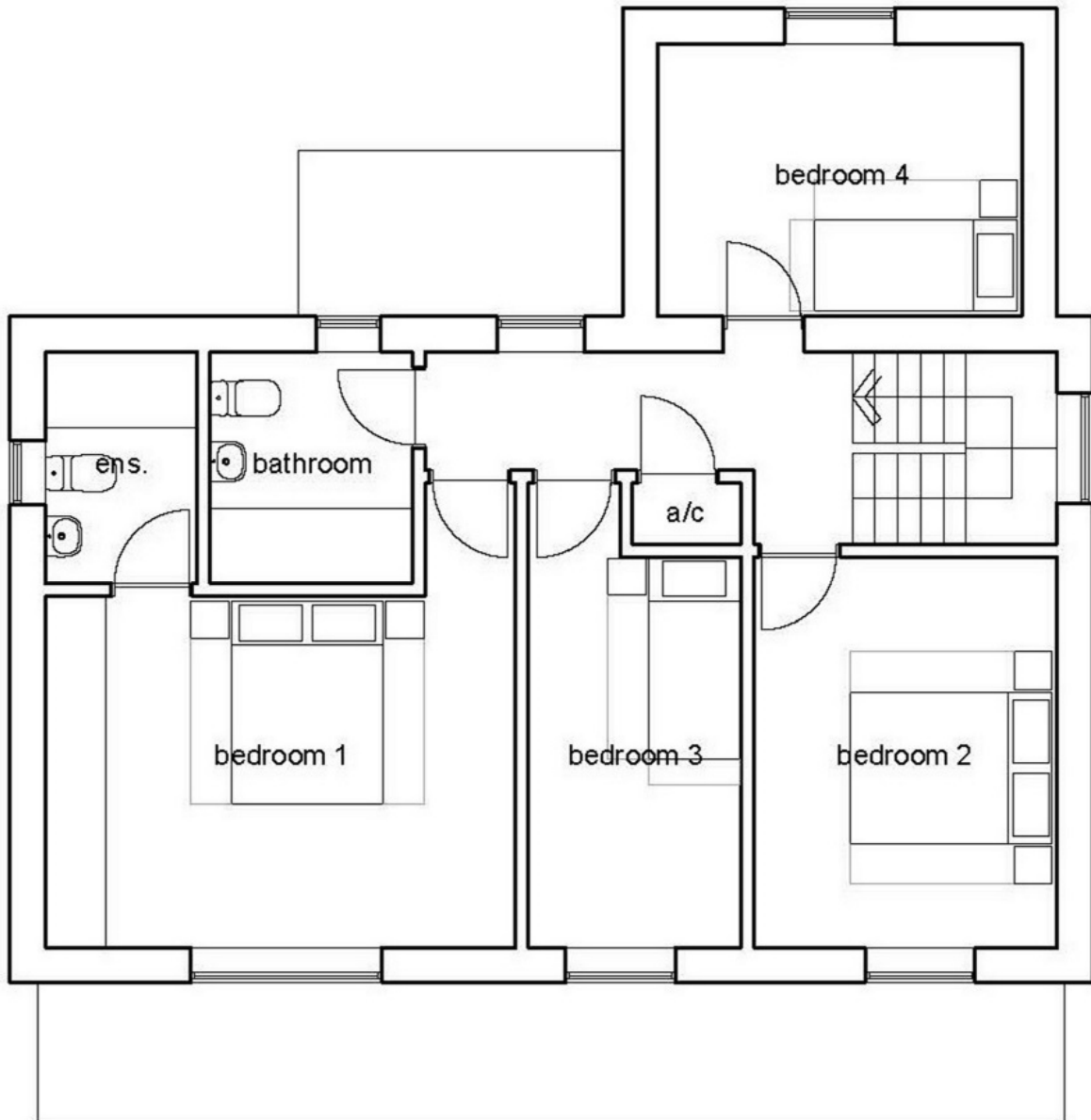
Living Room - 4.74m x 3.85m (15'6 x 12'7)

Family Room - 3.53m x 2.63m (11'7 x 8'7)

Kitchen/Dining Room - 5.05m x 3.84m (16'7 x 12'7)

Utility Room—2.44m x 1.84m (8' x 6')

Indicative Only



first floor plan

Approximate Room Dimensions

Bedroom 1 - 4.64m x 3.42m (15'2 x 11'2)

Bedroom 2 - 3.87m x 2.96m (12'8 x 9'8)

Bedroom 3 - 3.06m x 2.09m (10' x 6'10)

Bedroom 4 - 3.53m x 2.63m (11'7 x 8'7)





NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Please note that some of the photographs have been digitally enhanced to show how the property could present once dressed.

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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