

A spacious detached four-bedroom family home located just a short distance from the amenities of the popular village of Debenham.

Guide Price
£595,000 Freehold
Ref: P7524/B

Cherrybank
24 Low Road
Debenham
Stowmarket
Suffolk IP14 6QU



Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room and cloakroom.

Principal bedroom with en-suite shower room.

Three further double bedrooms and a family bathroom.

Enclosed garden to the side and rear.

Large garage

Ample off-road parking.

Plot of 120' x 70'.

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Location

Cherrybank is located close to the centre of the popular village of Debenham, which features excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, antiques shop, 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 excellent schooling in both the state and private sectors.

The county towns 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 scheduled to take approximately 65 minutes and 85 minutes respectively. Suffolk's Heritage Coast, with towns such as Aldeburgh and Southwold, 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

Cherrybank is a delightful four-bedroom, detached family home, built in 1985. The property is of brick and block construction with rendered and colour washed elevations under a pitched tiled roof. The accommodation is light and well laid out, comprising entrance hall, dual-aspect sitting room with open grated hearth, dining room, kitchen/breakfast room, utility room, cloakroom, principal bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Cherrybank is much loved by the current vendors, who have reluctantly decided to sell due to ill health. Although the current vendors have only been in occupation for little over a year they have completed a schedule of maintenance including the installation of an air source heat pump, fencing off the garden, installation of a pergola over the terrace and the re-building of the veranda to the front, as well as the upkeep and restoration of the well established garden and additional planting.

The vendors are pleased to inform the prospective buyers that they commissioned a drain survey when they purchased the property, cleared and repaired all gutters as part of the maintenance, changed all of the lightbulbs to LEDs and made some minor cosmetic lighting upgrades. The house is ideally situated for a large solar panel installation, with an estimated return on investment of just seven years and the vendors have a highly competitive quote from a local installer.

The Accommodation

Upon entering the property through the front door under a covered veranda, you enter the spacious entrance hall featuring a striking returning staircase and picture windows that let light into the dining room. The main reception rooms and the downstairs cloakroom are accessible through separate doors to the left and right.

Sitting Room 19'7 x 12'8 (5.97m x 3.86m)

Double aspect, with French-style doors leading to the pergola over the south-west facing side terrace. Windows on the front and side. The sitting room also features a red brick chimney with open grated hearth. An opening from here leads into the dining room.



Dining Room 11'8 x 9'0 (3.56m x 2.74m)

Aspect to the rear and picture windows forming a glass wall with views through to the entrance hall. A door from the dining room leads to the kitchen/breakfast room.



Kitchen/Breakfast Room 19'6 x 13'0 (5.94m x 3.96m)

A large and light dual aspect room with windows to the front and the rear.

A matching range of solid oak fronted units with roll-top work surface incorporating a one and a half bowl single-drainer sink unit with mixer tap over and tiled splashback, a four zone halogen hob with a high level oven to the side, integrated fridge and dishwasher, and recessed lighting.

A glazed door leads to the utility room.



Utility Room 15'5 x 7'0 (4.70m x 2.13m)

A stainless steel single drainer sink unit with cupboard underneath and plumbing and space for a washing machine and appliances. The rolltop work surfaces have tile splashbacks. Additionally, the air source heat pump's controls are located here. Doors from here lead to the front and rear gardens, with windows to both the front and rear. A further door from the utility leads through to the double garage and store.



Entrance Hall/Landing

From the entrance hall the stairs rise to the first floor galleried landing with a large window to front, a wall-mounted radiator and access to loft. There is an airing cupboard with pre-lagged water cylinder and slatted shelving. Doors lead off to bedrooms as follows:



Bedroom One 13'0 x 10'6 (3.96m x 3.20m)

The principal bedroom with a window to front, a wall-mounted radiator and built-in double wardrobes with mirror-fronted sliding doors. A further door leads to the en-suite with a window to side with obscured glazing.

Built-in double shower tray with pump assisted deluge shower over. Close-coupled WC and pedestal hand wash basin with taps over. Wall-mounted radiator and shaver point. Ceramic tiled walls and floor.



Bedroom Two 12'9 x 8'7 (3.89m x 2.62m)

Across the landing, a further double bedroom with window to front and wall-mounted radiator. Built-in double wardrobe with mirror-fronted sliding doors.

Bedroom Three 12'10 x 9'0 (3.91m x 2.74m)

A further double bedroom with window to side, wall-mounted radiator and double wardrobe with mirror-fronted sliding doors.



Bedroom four 9'0 x 9'0 (2.74m x 2.74m)

A smaller double bedroom with a window to the rear and a wall-mounted radiator.

Family bathroom

Windows to rear with obscured glazing, and comprising a panelled bath in tiled surround with mixer tap over and pump-assisted deluge shower with glass screen. Large vanity basin with drawers under, mixer tap over and tiled splashback. Hidden-cistern WC. Shaver point and wall-mounted mirror. Wall-mounted radiator and laminate flooring.



Outside

The property is approached from the road via a private drive flanked by two lawned and heavily planted front gardens with feature blossom trees. This provides off-road parking for three to four vehicles in front of the attached double garage. This has a window to side, a single double-width up- and-over door to front, and a personnel door leading to the utility room of the main house. There is storage above, and space for appliances. Power and light are also connected. To the rear of the garage is a storeroom, which has an external door to the rear garden.

The substantial garden, which wraps around the property, has lawned areas as well as borders with an abundance of flowers and established shrubs. The present vendors have put a lot of effort into restoring some of the garden's key elements, regaining control over certain areas in a way that is more sustainable and lower maintenance.

Beech hedge at the back of the house has been professionally trimmed front and back. The soakaway that runs along the back of the house has been cleared and replaced, and the beds have been meticulously restocked.

The house is surrounded by a path and the garden is entirely enclosed by fencing with a gate to the front of the property. The garden to the side is primarily laid to lawn with borders of shrubs and flowers that are well-stocked. To the side and rear of the property is a shaped paved terrace that provides seating under the recently-erected pergola.

An archway leads through to the rear garden, which has been separated into two areas that are incredibly private and enclosed by high beech hedging at the rear boundary. These have well stocked borders. To the far end of the property is a further paved terrace and shaped garden with lawn, with a separate private seating area that is enclosed by close boarded fencing and hedging. To the rear of the garage is a walkway that provides a composting area and bin storage. A gate leads to the front of the property. There are outside taps to the front and rear of the house.



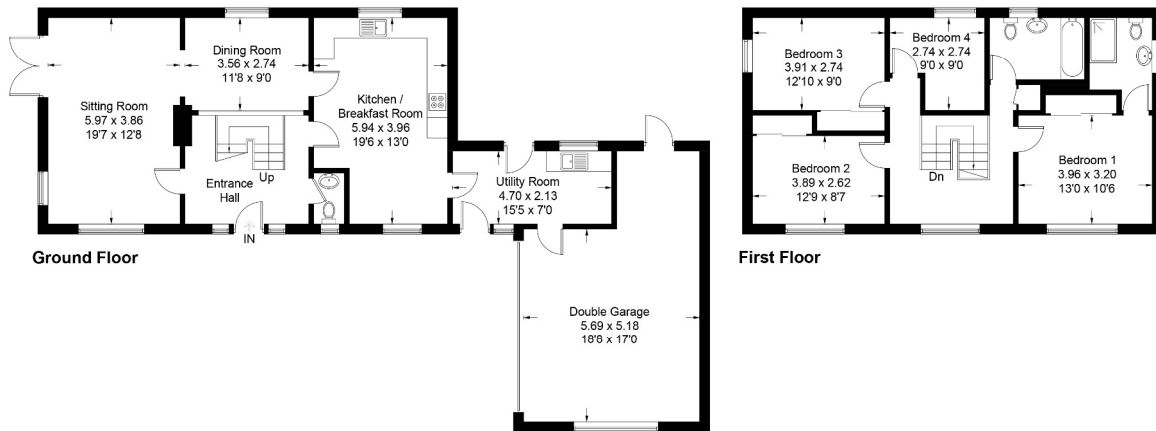






Cherrybank, Debenham

Approximate Gross Internal Area = 191.2 sq m / 2058 sq ft
(Including Garage)



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Heating via an air source heat pump.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
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EPC Rating = D (Copy available from the agent.)

Council Tax Band F; £3,200.43 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

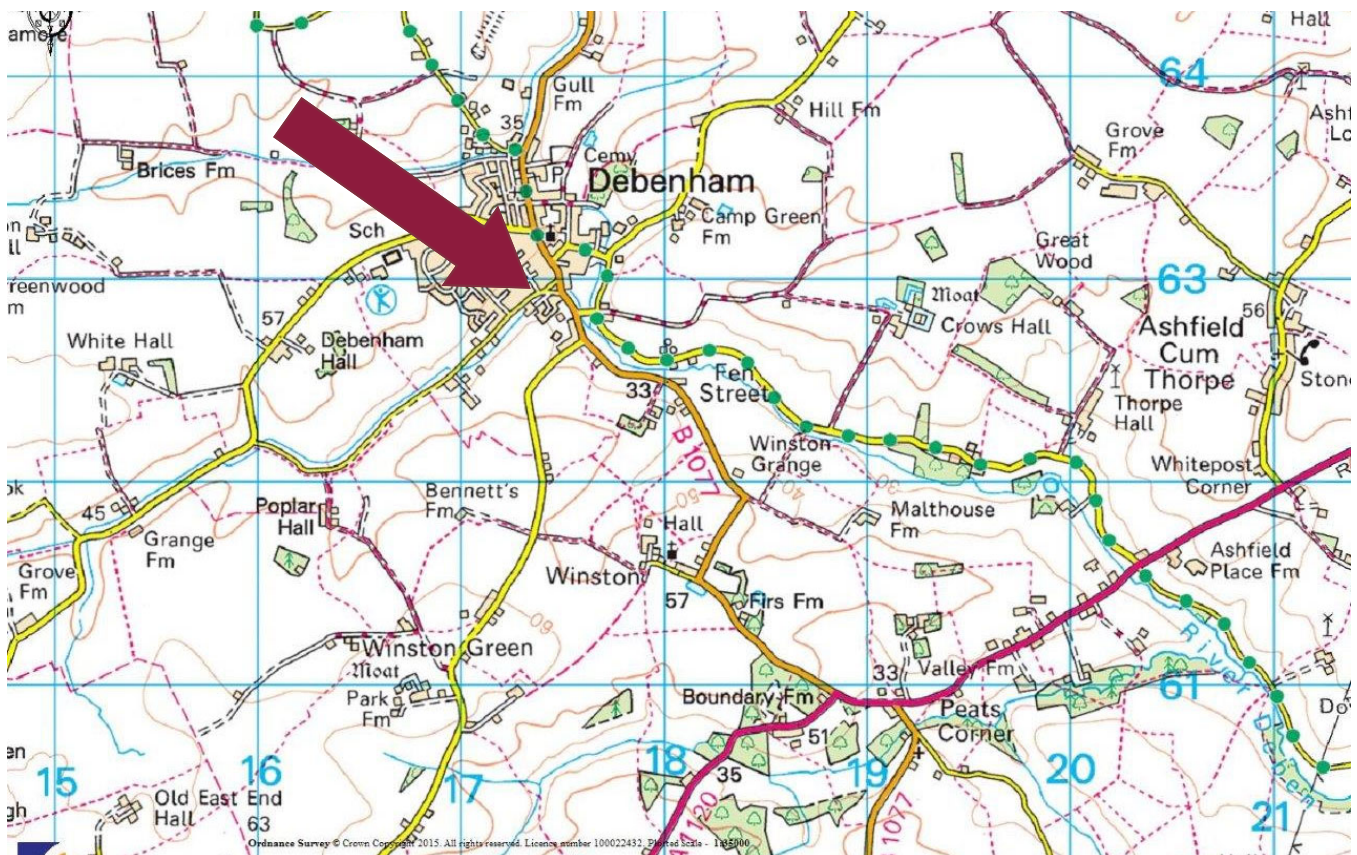
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

March 2025

Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Debenham High Street, and take the left hand turning on the left, just after Cherry Tree Vets. Continue to the end of the road and turn left onto Low Road. The property can be found a short way along on the right hand side, next to Debenham Surgery.

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