



Cherrybank  
Low Road | Debenham, Eye | Suffolk | IP14 6QU

# THE EASY LIFE



This spacious and well-maintained four-bedroom detached home, set in stunning, private gardens was built in the 1980s and offers ample bright, versatile living space with potential for ancillary accommodation too. This chain-free home is within walking distance of local amenities and within easy reach of a stress-free commute to London.



# KEY FEATURES

- A beautiful four bedroom detached property
- A large and social kitchen dining area
- Ample living space
- Spacious utility room
- Large Principal bedroom with ensuite
- Brand new air source heat pump added to existing wet heating/hot water system
- Large double garage and parking for multiple cars
- Just a few minutes' walk to the amenities of Debenham
- Chain Free

Secluded yet not isolated and just a short walk from the amenities of Debenham, this property is ideal for families or those seeking a peaceful yet connected lifestyle. The outside space was one of the main attractions for the current owners, with several separate zones in which to enjoy the seasons, and the house is deceptive in size providing plenty of scope for entertaining. For retirees looking to slow the pace of life and lean into a large garden yet have space for visitors, or couples who might enjoy a little more space in their country retreat for hosting visitors, this home offers a sense of ease and escape. The current musical owners have had wonderful dinner parties cooking for visiting musicians and have enjoyed bringing chamber music festivals and concerts to this close-knit vibrant community too. Debenham has a real "society glue," bonding the neighbourhood with lots on offer, whether taking time out to learn a new skill, or enjoying the arts and culture, village life is a great aspect of living in this home.

## Step Inside

From a covered, extended, American style veranda, south facing and perfect for a chair on a sunny afternoon, you step into a bright welcoming entrance hall with stairs straight ahead and cloakroom to the right. The flow of the house is great, semi open planned all the way through. Just past the cloakroom a door leads to the dual aspect, airy kitchen/ breakfast room, with space for a table plus armchairs/sofas too. This is a wonderful space for weekday suppers, sociable breakfasts and for friends to sit and chat with a cuppa. Just off the kitchen is a sizeable utility room with external door to the side of the property plus integral door to the garage – making winter homecoming a pleasure – no getting wet from car to cuppa! The garage has another door to a brick shed/storeroom with a further external door to the grounds, ideal as a log store or for outdoor equipment. Across the kitchen a door leads to the dining room, making formal entertaining easy with oven to table just a short distance and with large windows offering an attractive garden vista.





# KEY FEATURES

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An opening leads from the dining room to the perfect repose for after supper coffee – the sitting room. This light, dual aspect room has double doors to the gardens and a feature brick fireplace with open fire for cosy nights in, warmed by the sight and sounds of crackling flames – it would be simple to add a wood burner here if desired. This room is a favoured space for the current owners – snuggling down in winter, yet cool and fresh in the summer with patio doors open to welcome in the summer breeze.

## Stress – Free & Sustainable

Not only is this home an easy one to live in, with low maintenance fixtures and fittings but it offers future proofing too, in running costs, peace of mind and with thought to the environment. This home features a top of the range wet heating system powered by a recently installed, high-performance air source heat pump, offering modern and energy-efficient comfort. This system can be easily modified to offer fan assisted radiators for summer cooling. Additionally, the property is solar-ready, with a full feasibility study completed. The anticipated solar payback period is just 4.5 years, after which you could enjoy significantly reduced heating costs, a real bonus. The gardens are also easy to maintain, and with a short walk for a loaf of bread or a pint of milk, a relaxed life awaits.

## Exploring Upstairs

A handsome central staircase leads to a u-shape landing, beautifully bright with a large window as you arrive at the first floor. The principal bedroom has an air of opulence about it with lavish chandelier to greet you, built in wardrobes plus an easy to care for generous ensuite, tiled ceiling to floor with super-sized shower. Next to this room is the family bathroom with elbow room for bathing little ones or for a long soak after country walks. Across the landing three further bedrooms, all bright doubles offer good sized windows and two boast built in wardrobes, offering ample room for guests to stay.

## Step Outside

Approached from a neat gravel driveway, a new 6ft fence has been added to the front for additional privacy and curb appeal. There is ample parking for three cars on the drive and unrestricted street parking in front of the house, ideal for visiting friends and family. A huge garage with expansive eave space sits to the right of the drive and offers potential for conversion to an annex, gym or home office, subject to planning permissions.













# KEY FEATURES

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The private, peaceful garden has been thoughtfully planted with all-weather, drought-tolerant shrubs, making it attractive and low-maintenance all year round and is divided into 'rooms' each of which has a separate feel and character. A brand-new pergola provides a stylish outdoor living area perfect for entertaining, bordered with varieties of low lavender and euphorbia, both drought resistant and a Mecca for bees and insects making it a feast for the senses. Wisteria has already been planted and once established will offer shade in the heat of the summer. The gardens would take veggie beds for those green fingered enthusiasts, and in summer, morning coffee in the 'zen' garden, the oval lawned area to the back right of the house is a favourite spot, quiet and serene. The current owners had plans to install a pond/fountain in the centre of the oval here which would add to the tranquillity. There is opportunity to develop the outside space further too, by adding patio doors and a terrace outside the dining room. The front of the house has a large south facing border planted with iris (drought resistant) and evergreen shrubs for privacy plus three beautiful flowering cherry trees. This garden is so private, not overlooked at all, made for enjoying undisturbed, leisurely afternoons in sun or shade, with company or just enjoying solitude.

## On The Doorstep

Located in the sought-after village of Debenham, you'll enjoy the perfect blend of countryside charm and local convenience, with local butcher, greengrocers, Co-op food store with Post Office, hardware shop, antiques shop, dentist, medical practice and vets plus preschool, primary school, and Ofsted rated "excellent" high school – all within walking distance. Renowned for its picturesque surroundings and community feel, Debenham engages in traditional street fairs, fetes and regular community activities such as birdwatching events and nature walks. Debenham Day, where they close the high-street and have a Main Stage with local bands and stalls with local produce and crafts is a firm favourite as is St Mary's Art Exhibition, where local artists take over the church and exhibit and sell their paintings. If peace and quiet is more your thing then long country walks are on your doorstep here, through Constable Country, and Hogs Kiss wood (a dedicated open area) where Hoppit Wood and Lake with easily accessible woodland walks are found.

















# INFORMATION

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## How Far Is It To....

For independent schooling close by, Framlingham College Prep School, Framlingham College, and Woodbridge School (ages 4-18) all provide day and boarding options. Debenham has excellent commutability via Stowmarket (Rail) on the mainline to London Liverpool Street and the road connections for the A12/A14 are just minutes away for links to Bury St Edmunds, Ipswich, and Norwich. The Suffolk Heritage Coast is just a 40-minute drive and home to Aldeburgh, Southwold and of course the world-famous Snape Maltings Concert Hall.

## Directions

From Diss take the B1077 south to Debenham. Go through the village and take a right on to Low Road. The property is on the right.

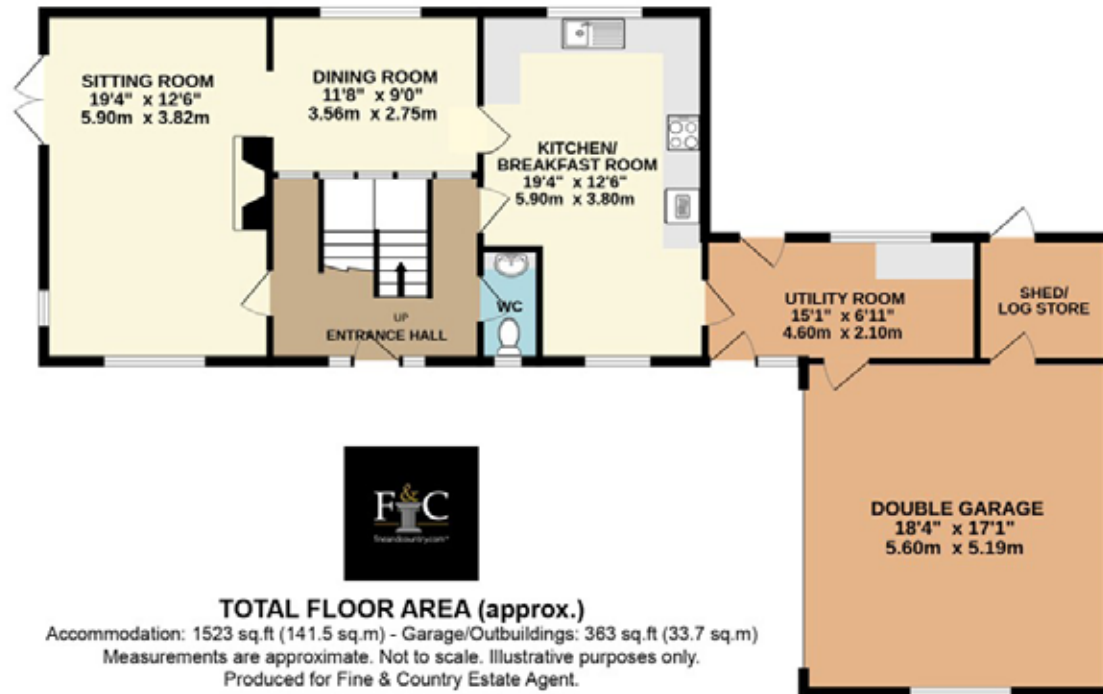
## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// surprises.able.covenants

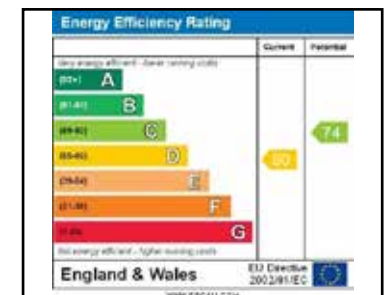
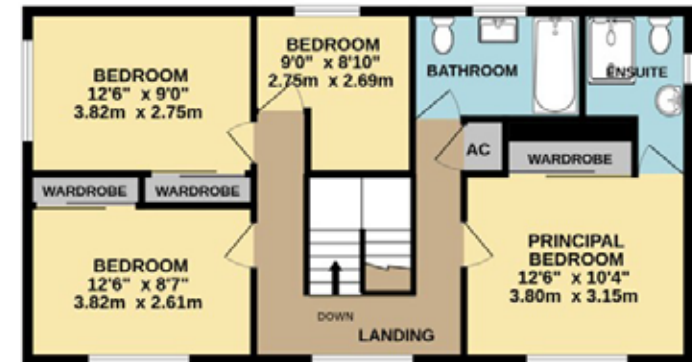
## Services, District Council and Tenure

Air Source Heat Pump Central Heating  
Solar-Ready for Future Energy Savings  
Mains Electricity, Water & Drainage  
Mid Suffolk District Council; Council Tax Band F -Freehold  
Broadband Connection – Fiber broadband (80-Mpbs) please check <https://www.openreach.com/fibre-checker>  
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

GROUND FLOOR  
827 sq.ft. ( 76.8 sq.m. ) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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