



Sackville Street
Debenham IP14 6RJ

MaxwellBrown

Independent Property Agents

£259,950 Freehold

Set back from the road fronting a small green this modern end terrace house situated in the sought after Suffolk village of Debenham with its excellent schooling and good range of local amenities. The accommodation includes entrance hall, sitting room, kitchen/diner room, 3 bedrooms, bathroom & separate WC. Further benefits include double glazing, oil central heating, gardens to front and rear and car parking space.



Sackville Street, Debenham IP14 6RJ

Composite part glazed front door to:

Entrance Hall:

Oak effect laminated flooring, staircase to the first floor and space underneath, three built-in storage cupboards, radiator, CO monitor. Doors to:

Lounge:

Coved ceiling, television point, sealed unit double glazed window and part glazed door to rear garden.

Kitchen/Dining Room:

Fitted with a range of white wood grain style units, comprising single drainer stainless steel sink unit with cupboard under plumbing for automatic washing machine and dishwasher, worksurfaces with cupboards, drawers and space under, tiled splashbacks, eye level units, vinyl tiled floor, built-in pantry, sealed unit double glazed window to front, radiator, extractor fan.

First floor landing:

Smoke detector, airing cupboard housing lagged hot water tank with immersion heater and Drayton central heating programmer, over stairs storage cupboard. Doors to:

Bedroom 1:

Radiator, sealed unit double glazed window to rear overlooking school playing fields, walk-in wardrobe.

Bedroom 2:

Radiator, large walk-in wardrobe, sealed unit double glazed window to front.

Bedroom 3:

Radiator, sealed unit double glazed window to rear overlooking school playing fields .

Separate WC:

White low level WC, radiator, sealed unit double glazed window to front.

Bathroom:

Fitted White suite comprising panelled bathwith shower mixer tap, curtain and rail over, pedestal wash basin, tiled splashbacks, radiator, vinyl flooring, sealed unit double glazed window to front.

Outside:

The property is set back from the road fronting a small green area. The front garden is laid to lawn. The rear garden is laid to lawn with gravel and concrete patio areas and brick store shed. The garden is enclosed by close board and concrete slat fencing. External oil fired boiler supplying central heating and hot water. Side gate lead to the shared car parking with allocated space.

Services:

It is understood from the vendors that mains electricity, water and drainage are connected to the property.

Council Tax Band B: payable to Mid Suffolk District Council

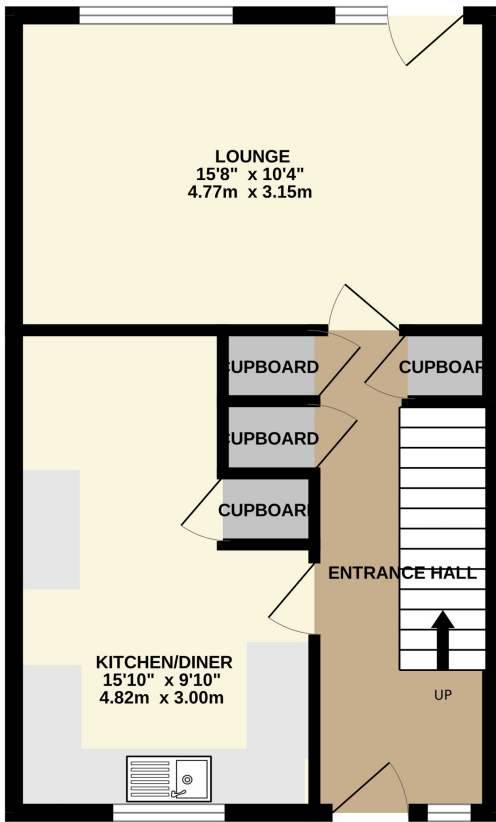
Broadband Speeds according to Ofcom:

Standard download 16Mbps

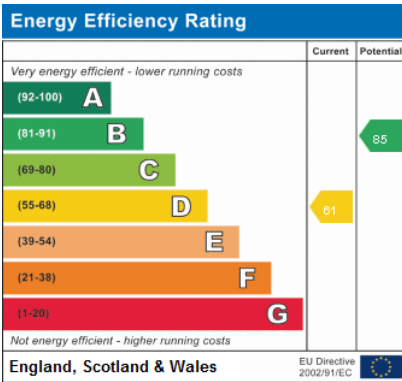
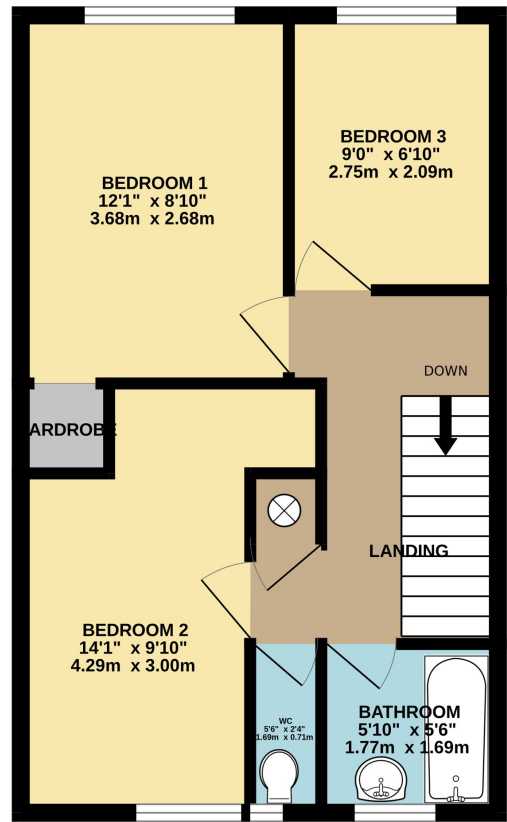
Superfast download 31Mbps



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

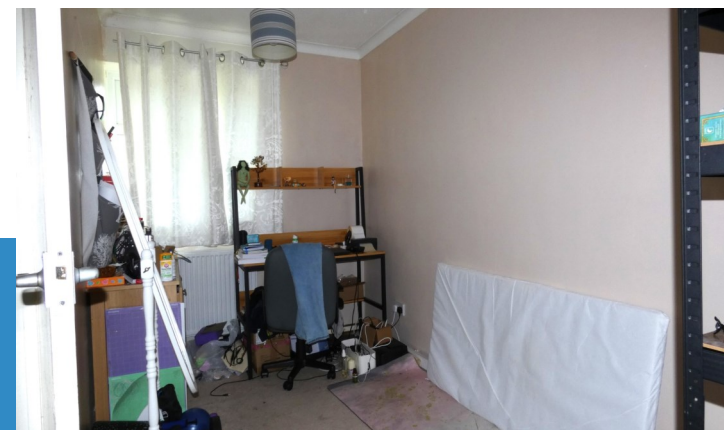


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

