



Ipswich Road, Debenham

Sheridans



# Ipswich Road, Debenham IP14 6LB

Guide Price £785,000

A well-proportioned and much improved detached family home situated within the picturesque village of Debenham.

This outstanding home built of traditional brick and timber construction beneath a tiled roof-line, provides a surprising level of beautifully presented accommodation, complemented by spacious rooms possessing a most light and airy atmosphere.

The accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to a cloakroom. The triple aspect sitting room is a splendid reception room, ideal for relaxing with feature fireplace, large bay window to front and French doors opening to the rear gardens. The study/family room is a versatile reception with bay window to front. One of the most outstanding features of the house without doubt, is the stunning "live in" kitchen/dining room, creating a wonderful space for entertaining, whilst affording fabulous views across the rear gardens. The kitchen is fitted with a modern range of units providing plenty of drawer and cupboard space, beneath Granite worktops and complemented by built-in quality appliances. The family room/dining area is particularly striking, with a high vaulted ceiling and a rear gable completely in glass with French doors to both the rear and side gardens. A useful boot room and separate utility room completes the ground floor accommodation.

Stairs lead from the entrance hall to the spacious first floor accommodation with wonderfully proportioned rooms, all of which benefit from en-suite facilities. The huge principal bedroom has fitted wardrobe cupboards and a door leading to the luxurious en-suite shower room with airing cupboard. The second bedroom is complemented by a large en-suite bathroom with freestanding bath, separate shower enclosure and door to the third bedroom, creating a

"jack and jill" en-suite facility. Bedroom 4, is a further double bedroom, also benefitting from an en-suite shower room, completing the first floor accommodation.

## Outside

The house is approached along a driveway providing extensive vehicle parking, turning space and side vehicular access leading to the garage/storage and gym plus gated access to the other side of the house and rear gardens. The front gardens are mostly laid to lawn. The west facing rear gardens are an outstanding feature being mostly laid to lawn and stocked with an abundance of mature trees, shrubs and flowering plants. Within the garden and situated at the rear of the garage is a gym (created from converting part of the garage) which would also make an ideal home office. There is also a large patio area, perfect for al-fresco dining in the warmer months. All in about .24 of an acre.

## Directions

When entering the village along and B1077 and continuing into Ipswich Road, the entrance to the property will be found on the left hand side. What3words <https://what3words.com/beefed.gold.paintings>

## Location

The house enjoys a delightful setting set back from the road whilst enjoying open views to the front across meadows and village stream. The picturesque and historic village of Debenham has an extensive range of local amenities including Doctors Surgery, Dentist, Cafe, Gift Shop, Antiques Shops, Newsagent, Butcher, Hairdressers, Public House, Baker, Large Hardware Shop and good sized CO-OP store (open seven days a week). There is a well supported Community/Leisure Centre, village Primary School and the highly regarded Debenham High School. Regular bus services to the County town of Ipswich. Debenham is about 12 miles north of Ipswich, 6 miles west of Framlingham and 8 miles east of Stowmarket. The

- Outstanding individual house providing beautifully proportioned accommodation
- Stunning west facing landscaped gardens with gym
- Extensive vehicle parking and turning space
- Picturesque village setting
- Triple aspect sitting room
- Study/family room
- Stunning part vaulted "live in" kitchen/dining room
- Boot room, utility room, cloakroom
- Principal bedroom with spacious en-suite
- Three remaining double bedrooms, all with en-suite facilities

main A140 trunk road to Norwich is just a few minutes away and the main A14 trunk road to Cambridge/Midlands is just 10 minutes drive. There are regular main line railway services from Stowmarket to London Liverpool Street - 85 minutes and from Ipswich 70 minutes.

## Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 80 mbps available (Source Ofcom)

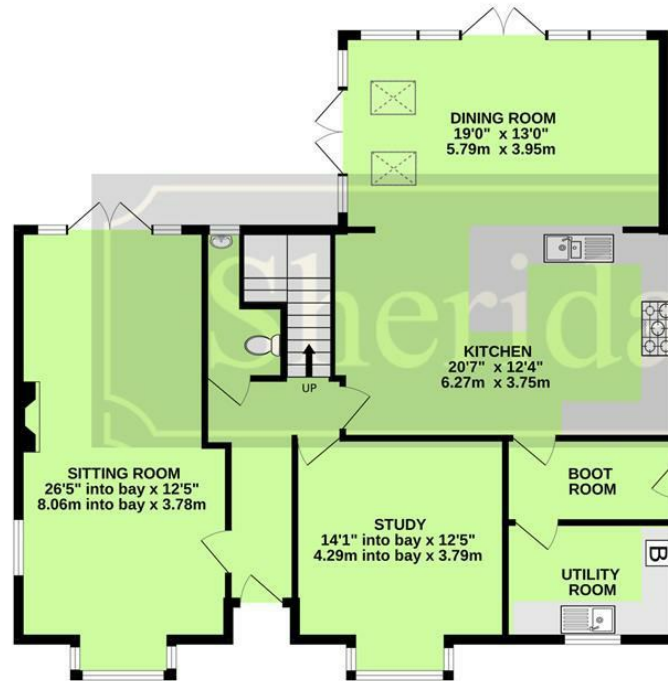
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Surface Water - High. Rivers & The Sea - Very Low



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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