



Donela, Debenham Road, Crowfield, Ipswich, IP6 9TD

welcome to

Donela, Debenham Road, Crowfield, Ipswich

Situated in Crowfield, this stunning detached home features an integrated kitchen, large lounge diner with dual aspect windows and a multi-fuel burner, three bedrooms, a family bathroom, double garage, off-road parking, and an enclosed rear garden with beautiful field views.

Debenham Road

Welcome to your dream family home! This stunning detached property features a charming entrance porch that leads into a spacious entrance hall, setting the tone for warmth and convenience. Enjoy the large lounge diner, which boasts dual aspect windows to the rear, front, and side, flooding the space with natural light. Cozy up next to the multi-fuel burner on chilly evenings, making it the perfect spot for family gatherings. A handy downstairs cloakroom adds to the practicality of this home. The integrated kitchen is thoughtfully designed, offering functionality and style. Adjacent to it, a utility room provides additional space and conveniently leads out to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, perfect for family and guests alike. The family bathroom completes this floor, offering essential facilities for daily living. The property boasts off-road parking for multiple cars, leading to a spacious double garage for all your storage needs. Access to the enclosed rear garden is available via the side, where you'll be greeted with picturesque field views. The garden features a greenhouse for those with a green thumb and a large patio area, ideal for outdoor entertaining and relaxation. This home combines comfort, practicality, and beautiful outdoor spaces, making it perfect for family life.

Crowfield

Nestled in the picturesque English countryside, Crowfield is a quaint village in Suffolk that exudes charm and rustic beauty. This idyllic locale offers a serene escape from bustling city life, capturing the essence of traditional rural England.

Crowfield is surrounded by lush greenery, rolling hills, and expansive fields that paint a tranquil landscape. The village is dotted with charming cottages, each with its own unique character, often adorned with vibrant gardens that burst with colour throughout the seasons. The area is perfect for leisurely walks along country lanes that meander through the peaceful scenery, offering glimpses of local wildlife and the gentle flow of nearby streams.

The village boasts a rich historical background that is reflected in its architecture and local culture. At the heart of Crowfield stands St. Mary's Church, an ancient structure with origins dating back to the medieval period. Its distinctive architecture and well-preserved features make it a focal point for both locals and visitors interested in history and heritage.

Crowfield is home to a close-knit community that cherishes its traditions and values. The village hosts various events throughout the year, bringing residents together to celebrate seasonal festivals, fairs, and gatherings that highlight local crafts, foods, and music. These events foster a strong sense of community spirit and camaraderie among the villagers.

While Crowfield itself is a haven of tranquility, its location in Suffolk makes it an excellent base for exploring the wider region. The county is known for its historic towns, such as Bury St Edmunds and Ipswich, offering rich cultural experiences and attractions. Additionally, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty is within easy reach, providing opportunities for outdoor enthusiasts to explore diverse landscapes and coastal vistas.





Entrance Porch

External door to front, carpeted flooring and leading to;

Hallway

Internal door to kitchen, internal door to cloakroom and open to lounge, stairs to first floor, radiator and carpeted flooring.

Cloakroom

External double glazed window to front, WC, hand wash basin and wooden laminate flooring.

Lounge/Diner

11' 10" x 24' 2" (3.61m x 7.37m)

Dual aspect windows to front, rear and side, double glazed french doors to side, multi fuel fireplace, two radiators and carpeted flooring.

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to rear, wall and base units with work surfaces, sink & drainer, extractor fan and tiled flooring.

Breakfast Room

8' 3" x 5' 11" (2.51m x 1.80m)

Double glazed french doors to rear and tiled flooring.

Utility Room

8' 1" x 8' 10" (2.46m x 2.69m)

Double glazed window to rear, units with work surfaces, sink & drainer and tiled flooring.

Landing

Doors to bedrooms and bathroom, airing cupboard and carpeted flooring.

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m)

Double glazed window to front, fitted wardrobes, radiator and carpeted flooring.

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

Double glazed window to side, sink, vanity unit, radiator and carpeted flooring.

Bedroom Three

9' 11" x 6' 4" (3.02m x 1.93m)

Double glazed window to front, radiator and carpeted flooring.

Bathroom

Double glazed window to rear, bath unit with electric shower over, WC, hand wash basin and vinyl flooring.

Front Garden

Off road parking for multiple cars leading to double garage, laid to lawn, variety of shrubbery and trees surrounding with side access to rear garden.

Rear Garden

Laid to lawn, patio area, field views, fence enclosed and outside tap.

Garage

Double garage with power and lighting.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

**Donela, Debenham Road, Crowfield,
Ipswich**

- Spacious Detached Family Home
- Kitchen & Utility
- Spacious Kitchen/Diner With Multi Fuel Burner
- Double Garage & Off Road Parking
- Large Rear Garden With Field Views

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£450,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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