

*An immaculately presented four-bedroom detached family home forming part of the popular & established Meadows development, just a short distance from the village centre and high school*

Guide Price  
£450,000 Freehold  
Ref: P6666/B  
17 Wells Way  
Debenham  
Stowmarket  
Suffolk  
IP14 6SL



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

Master bedroom with en-suite shower room.

Second bedroom with en-suite shower room.

Two further bedrooms and a family bathroom.

Detached double garage.

Driveway providing off-road parking for several vehicles.

Gardens to front and rear.

#### Contact Us



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## Location

The property forms part of the Meadows development, which was constructed in the late 1990s and early 2000s, and can be found along Wells Way, close to the centre of the popular village of Debenham. Debenham itself is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by the 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 town 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, is approximately 24 miles away. 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

17 Wells Way is a light and spacious, four-bedroom, detached family home of brick and block construction under a tiled roof. The accommodation extends to approximately 1,600 sq ft and, on the ground floor, comprises entrance hall, 18' sitting room with wood burning stove, dining room, study (currently used as a fifth bedroom), large kitchen/breakfast room with granite worktops, utility room and downstairs cloakroom. On the first floor is a master bedroom with en-suite shower room, a guest bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, there is a detached double garage, open plan gardens to the front with uninterrupted view, and an enclosed garden to rear.

## The Accommodation

### *The House*

### Ground Floor

A front door opens to the

### *Entrance Hall*

Window to side and stairs that rise to first floor landing with understairs storage. Wall-mounted radiator. Double doors lead off to the

### *Sitting Room* 18'5 x 11'9 (5.61m x 3.58m)

A dual-aspect room with windows to the side and rear. Stone-effect hearth and surround with recessed wood burning stove. Wall-mounted radiators. Door to





*Study* 8'8 x 8'1 (2.64m x 2.46m)

Currently used as a fifth bedroom. Window to front and wall-mounted radiator. Door to

*Dining Room* 11'9 x 9'8 (3.58m x 2.95m) plus recess to door

French doors to garden. Oak flooring and wall-mounted radiator. Door to



*Kitchen/Breakfast Room* 17'9 x 11'6 (5.41m x 3.51m) max

Window to rear and French doors that open to the garden. A matching range of fitted wall and base units with circular stainless steel sinks recessed into granite worktops with mixer tap over and tiled splashback. Integrated dishwasher and fridge freezer. Four-ring electric hob with stainless steel splashback, electric oven under and stainless steel extractor hood over. Wall-mounted radiator, ceramic tiled flooring and recessed ceiling lights. Door to





**Utility Room** 8'4 x 6'0 (2.54m x 1.83m)

A matching range of fitted wall and base units with rolltop work surface incorporating a stainless steel single-drainer sink unit with mixer tap over and tiled splashback. Space and plumbing for washing machine. Wall-mounted oil-fired Thermecon boiler, ceramic tiled flooring, wall-mounted radiator and extractor fan. Door to garden.

**Cloakroom**

Close coupled WC, corner hand wash basin with mixer tap over and tiled splashback, ceramic tiled flooring, wall-mounted radiator and extractor fan.

Stairs rise to the

**First Floor**

**Landing**

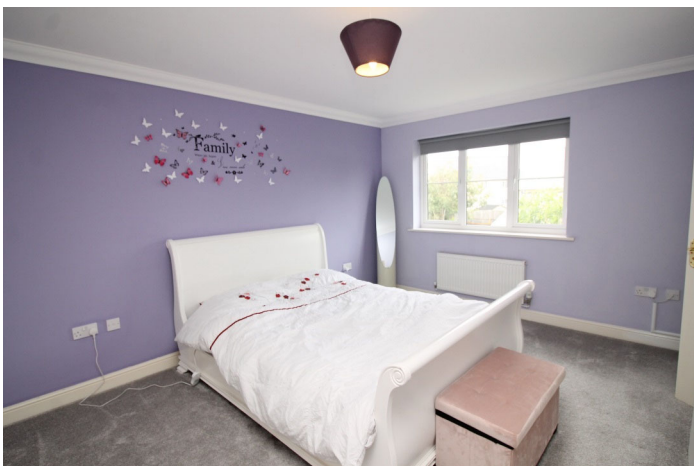
Hatch to loft and door to airing cupboard, which houses the pressurised water cylinder and slatted shelving.

**Bedroom One** 15'10 x 11'11 (4.83m x 3.63m)

Window to rear and built-in double wardrobes. Wall-mounted radiator. Door to

**En-suite Shower Room**

Window to rear with obscured glazing. Partially tiled and comprising built-in double shower tray with mains-fed shower over, close-coupled WC and pedestal hand wash basin, ceramic tiled flooring, wall-mounted radiator, extractor fan, recessed lighting and striplight with shaver point.





*Bedroom Two* 14'5 x 9'8 (4.39m x 2.95m) plus recess to door  
Window to rear, wall-mounted radiator and built-in double wardrobe. Door to

*Second En-suite Shower Room*

Window to rear with obscured glazing. Partially tiled and comprising built-in corner shower cubicle with mains-fed shower and sliding doors, close-coupled WC, pedestal hand wash basin with mixer tap over, ceramic tiled flooring, recessed lighting, extractor fan, wall-mounted radiator and striplight with shaver point.



*Bedroom Three* 11'2 x 8'10 (3.40m x 2.69m)  
Window to front and wall-mounted radiator.



*Bedroom Four* 9'6 x 7'6 (2.90m x 2.29m) plus recess to door  
Window to rear, wall-mounted radiator and built-in wardrobe.

### *Family Bathroom*

Window to side with obscured glazing. Partially tiled and comprising panelled bath with mixer tap over and mains-fed shower, pedestal hand wash basin with mixer tap over, close-coupled WC, ceramic tiled flooring, wall-mounted radiator, extractor fan, recessed lighting and striplight with shaver point.



### **Outside**

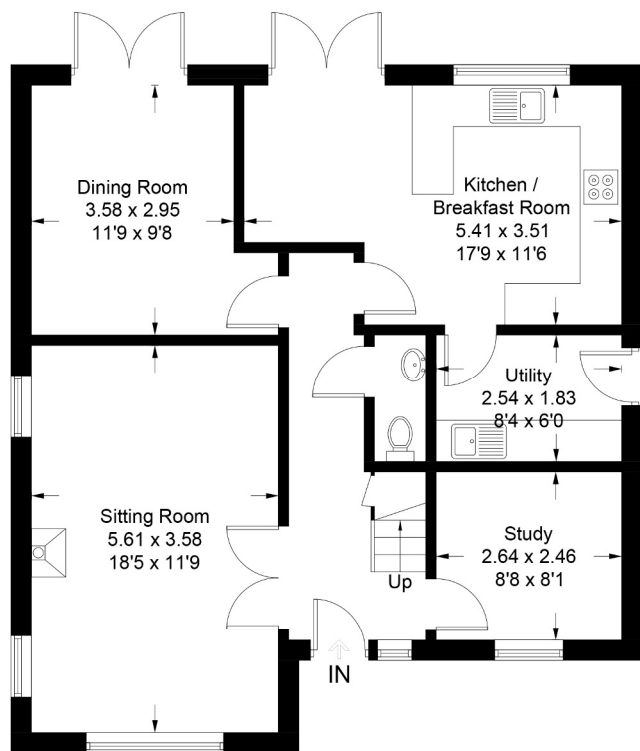
The property is approached via a block paved shared driveway which has a turning area and leads to a private drive with parking for several vehicles. The driveway leads to the detached double garage, which measures 19'8 x 18'1, with two 7' up-and-over doors, power and light connected, windows to side and personnel door to garden. A block paved pathway leads to the front door and continues to a side access to the rear garden. The rear garden is enclosed by close boarded fencing and is mainly laid to lawn with established shrub and tree borders and a paved terrace abutting the rear of the property. There is a small side garden which is laid to lawn and accommodates the oil tank. Outside tap, lighting and timber shed.



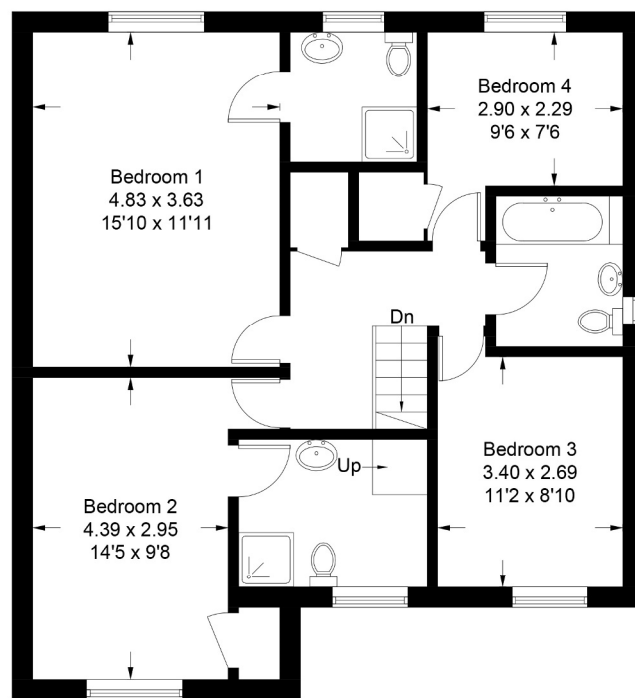


## 17 Wells Way, Debenham

Approximate Gross Internal Area = 149.8 sq m / 1612 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

**Services** Mains water, electricity and drainage connected. Oil-fired central heating.

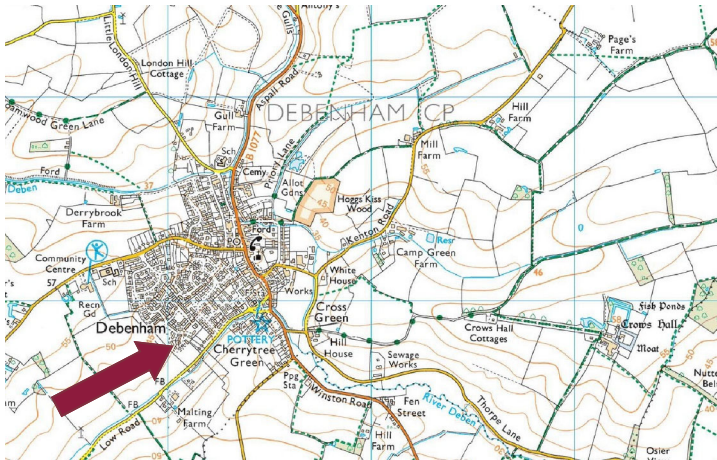
**Council Tax** Band E; £2,389.53 payable per annum 2022/2023.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

**Energy Rating** C

### NOTES

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## Directions

Heading into Debenham on the B1077 from the south, proceed along the high street and take the left hand turning onto Gracechurch Street (signposted Stonham Aspal and Mickfield). Proceed up the hill, turning left onto Henry Street and then immediately right onto Sackville Street. Follow the road, continuing into Bloomfield Way. Turn right into Wells Way and turn right again into the cul-de-sac, where Number 17 can be found at the bottom on the left hand side.



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