



7 Debenham Road | Winston Green | Suffolk | IP14 6BQ

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7 Debenham Road, Winston Green, Suffolk, IP14 6BQ

“A superb opportunity to acquire this four-bedroom semi-detached family home set in a most idyllic setting offering lots of potential for the incoming owner to put their own stamp and make their own.”

Description

A spacious four-bedroom semi-detached family home, offering beautiful countryside views to both the front and rear of the property and being within easy reach of Debenham and its everyday amenities and renowned schooling.

The accommodation comprises: entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, inner-lobby/utility area, split-level landing, four bedrooms, en-suite shower room and family bathroom.

The property benefits from spacious extended family living, good size bedrooms, oil fired central heating, some double glazing, multi-fuel burning stove to dining room and being within the sought after Debenham High School catchment.

Outside to the front of the property is a gravel driveway providing parking for several vehicles and access to the rear garden. The generously sized rear garden borders onto and overlooks beautiful arable fields and is mainly laid to lawn with mature shrubs and trees. Within the garden is a useful timber shed and two brick outhouses, one of which has power connected.

About the Area

Winston Green is a delightful mid-Suffolk village situated approximately 2 miles from the sought-after village of Debenham and 10 miles east of Stowmarket with its mainline rail connection to London's Liverpool Street Station. The Parish of Winston comprises three parts, Winston, Winston Green and Fenn Street. The village offers a church, village hall with further everyday amenities including schooling can be found in Debenham.

Debenham is a highly sought-after village with excellent amenities situated approximately 13 miles north of Ipswich and 10 miles from Stowmarket. The village offers a good range of local amenities which include doctor's, local butchers, two hair salons, Co-op food store, hardware shop, fish and chip takeaway, bakery, public house and several interesting independent shops. The village further benefits from a highly regarded high school, primary school and a large leisure centre with indoor/outdoor exercise and fitness facilities as well as the Deben Lounge, Community Centre and an Indian takeaway.

There is easy access to road links including the A140 and A14 and a mainline rail link to London's Liverpool Street Station can be found at the nearby towns of Stowmarket, Diss and Ipswich.

The accommodation comprises:

Canopy Entrance Porch

Front door to:

Entrance Hall

Stairs to first floor, window to front elevation, radiator, wood-boarded flooring and doors to:

Cloakroom

Comprising low-level flushing w.c, hand wash basin with cupboards under, radiator, wood-boarded flooring and window to side elevation.

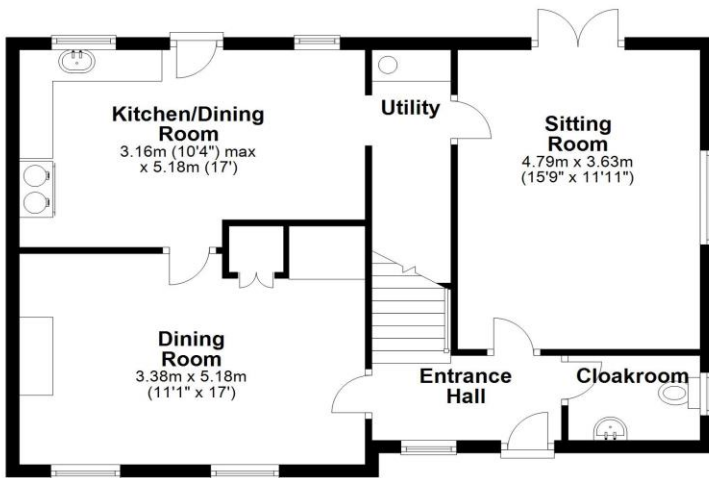
Sitting Room Approx 15'9" x 11'11" (4.79m x 3.63m)

Window to side elevation, French doors to rear garden, radiator, wood-boarded flooring, wall-lights and door to inner-lobby/utility area.



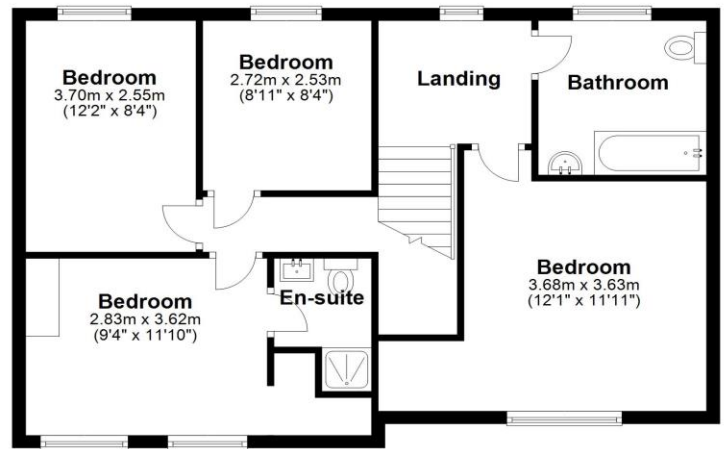
Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 131.4 sq. metres (1414.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Dining Room Approx 17' x 11'1" (5.18m x 3.38m)

Two windows to front elevation, radiator, feature tiled fireplace with inset multi-fuel burning stove, built-in storage cupboard, wood-boarded flooring and door to:

Kitchen/Breakfast Room Approx 17' x 10'4" max (5.18m x 3.16m max)

Fitted with two stainless steel circular sink units with mixer tap over, work surfaces with base cupboards and drawers over, tiled splash backs, four ring gas hob, built-in two plate Aga, breakfast bar, radiator, space for dishwasher, ceiling down-lighters, two windows to rear elevation, tiled flooring, door to rear garden and opening to:

Inner-Lobby/Utility Area

Comprising stainless steel circular sink unit with taps over, base cupboard under, space for washing machine, under stair storage area, wall-mounted oil-fired boiler and door to sitting room.

Split Level Landing

Stairs to:

First Landing

Feature circular window to rear elevation with lovely field views, wood-boarded flooring and doors to:

Family Bathroom

Comprising bath with mixer tap and shower over, shower screen, bidet, low-level flushing w.c., pedestal hand wash basin, radiator, part-tiled walls, wood-boarded flooring and window to rear elevation.

Bedroom Approx 12'1" x 11'11" (3.68m x 3.63m)

Window to front elevation, radiator, wood-boarded flooring and dressing area with clothes hanging space.

Second Landing

Access to loft, wood-boarded flooring and doors to:

Bedroom Approx 11'10" x 9'4" (3.62m x 2.83m)

Two windows to front elevation, wood-boarded flooring, radiator, dado rail, dressing area with clothes hanging space and door to:

En-Suite Shower Room

Comprising shower cubicle, low-level flushing w.c., pedestal hand wash basin, radiator, wall-light, extractor fan and wood-boarded flooring.

Bedroom Approx 12'2" x 8'4" (3.7m x 2.55m)

Window to rear elevation, radiator and built-in cupboard airing cupboard housing hot water cylinder.

Bedroom Approx 8'11" x 8'4" (2.72m x 2.53m)

Window to rear elevation, radiator and wood-boarded flooring.

Outside

To the front of the property is a gravel driveway providing off-road parking for several vehicles. The remainder of the garden is laid to lawn with inset mature trees and shrubs and side access to the rear garden.

The rear garden is of good size and borders onto arable fields with lovely views across the surrounding countryside. The garden is mainly laid to lawn with shrub borders and a patio which beautifully connects the sitting room to the outside space. Within the garden is a variety of trees which include a dwarf apple tree and pear tree, timber shed, outside courtesy lighting and two brick outhouses, one of which benefits from power.



7 Debenham Road Winston STOWMARKET IP14 6BQ	Energy rating E	Valid until: 25 May 2032 Certificate number: 0252-1209-0702-9608-1804
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Property type	Semi-detached house
Total floor area	131 square metres

Rules on letting this property

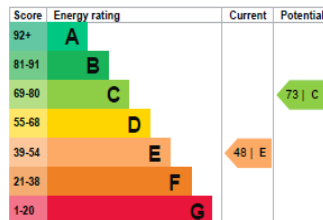
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance). (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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