



2 Vicarage Gardens | Debenham | Suffolk | IP14 6SH

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2 Vicarage Gardens, Debenham, Suffolk, IP14 6SH

“A well-presented and spacious four-bedroom family home situated in the sought after village of Debenham with attractive gardens, garage & off-road parking.”

Description

Located in a ‘tucked away’ cul-de-sac location is this spacious and well-presented four-bedroom detached family home set in the sought after Suffolk village of Debenham.

The accommodation comprises: entrance hall, cloakroom, kitchen/breakfast room, sitting room, garden room, first floor landing, four bedrooms, en-suite to master bedroom and family bathroom.

Notable benefits include off-road parking, a good-sized single garage, well-maintained private front and rear gardens, oil fired central heating and extensive living accommodation arranged over two floors.

About the Area

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 in more details comprises:

Front door to:

Entrance Hall

Welcoming entrance with laminate flooring, stairs rising to the first floor, open-plan to kitchen/breakfast room and door to:

Cloakroom

White suite comprising w.c, hand wash basin with glass splash back, laminate flooring and frosted window to side aspect.

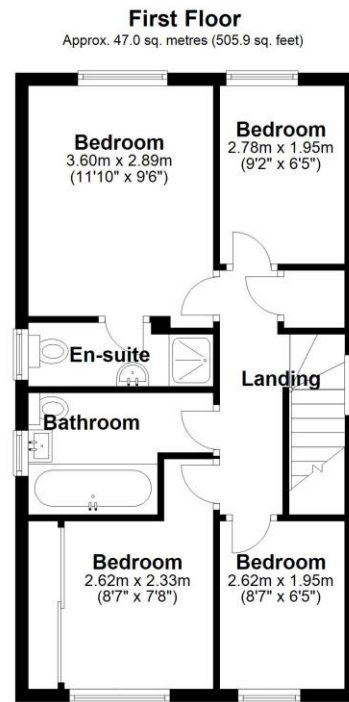
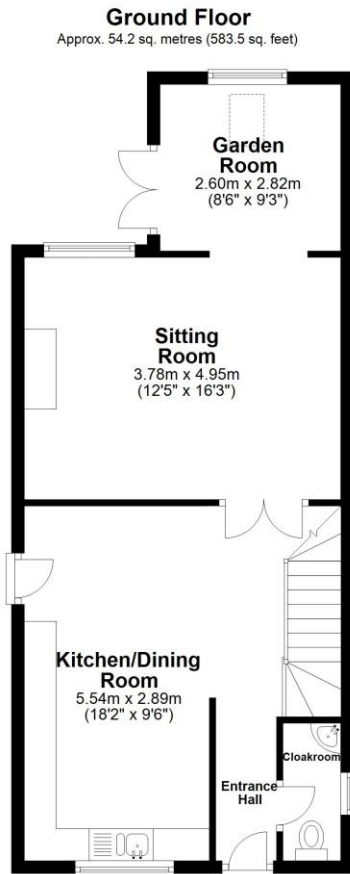
Kitchen/Breakfast Room Approx 18’2 x 9’6 (5.54m x 2.89m)

Light and airy open-plan space fitted with a matching range of wall and base units with worktops over and inset one and a half bowl stainless steel sink, drainer and chrome mixer tap, space for cooker, washing machine, dishwasher, and fridge, two integrated wine racks, door to outside, window to front aspect, laminated flooring, under stairs storage cupboard and double doors to:

Sitting Room Approx 16’3 x 12’5 (4.95m x 3.78m)

Incorporating inset with wood burning stove on a tiled hearth with brick surround and window to rear aspect. Opening to:





Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

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

Garden Room Approx 9'3 x 8'6 (2.82m x 2.60m)

This space is ideal for a variety of uses, with skylight and French doors opening onto the terrace and window to rear aspect.

First Floor Landing

Window to side aspect, door to airing cupboard housing hot water cylinder and doors to:

Master Bedroom Approx 11'10 x 9'6 (3.60m x 2.89m)

Double room with window to rear aspect and door to:

En-Suite Shower Room

Comprising hand wash basin, w.c, tiled shower cubicle, heated towel rail and frosted window to side aspect.

Bedroom Two Approx 8'7 x 7'8 (2.62m x 2.33m)

Double room with window to front aspect and built-in wardrobe.

Bedroom Three Approx 8'7 x 6'5 (2.62m x 1.95m)

Window to front aspect.

Bedroom Four/Study Approx 9'2 x 6'5 (2.78m x 1.95m)

Window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panel bath with shower attachment, partly tiled walls, heated towel rail and frosted window to side aspect.

Outside

The property is accessed over a private driveway providing off-road parking and giving access to the single garage with up and over door, power, light and personnel door to the rear.

The front and rear gardens are both predominantly lawned and interspersed with a variety of flower and shrub borders, the latter incorporating a terrace abutting the rear of the property as well as a greenhouse. The boundaries, for the most part, are defined by panel fencing.

Local Authority

Mid Suffolk District Council

Council Tax Band - D

Services

Mains water, drainage, and electricity.





Disclaimer

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Energy performance certificate (EPC)

2 Vicarage Gardens Debenham STOWMARKET IP14 5SH	Energy rating D	Valid until: 10 April 2033 Certificate number: 2190-2204-6070-7109-9991
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Property type	Detached house
Total floor area	101 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<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 D. 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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