



74 Gracechurch Street | Debenham | Suffolk | IP14 6RQ

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

74 Gracechurch Street, Debenham, Suffolk, IP14 6RQ

“A well-presented & spacious three bedroom semi-detached house, located within the Debenham High School catchment & offering off-road parking, proportionate gardens & countryside views to the rear.”

Description

A spacious and well-presented three bedroom semi-detached house located in an enviable position just a stone's throw from both Debenham High School as well as the village centre with its wide range of amenities and boasting countryside views to the rear.

Other notable benefits include ample off-road parking, two reception rooms as well as a study area and proportionate gardens to the rear.

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 detail comprises:

Front door to:

Porch

Covered space with windows on three sides, tiled flooring and door to:

Entrance Hall

Stairs rising to the first floor, tiled flooring, door to extensive under stairs cupboard with window to side and cloak hanging space. Door to:

Study Approx 11' x 8'4 (3.34m x 2.55m)

Ideal for a variety of uses and also providing the link between the inner hallway and the reception rooms. This versatile space offers wood flooring and double doors to the side. Opening to:

Sitting Room Approx 15'1 x 12'1 (4.59m x 3.70m)

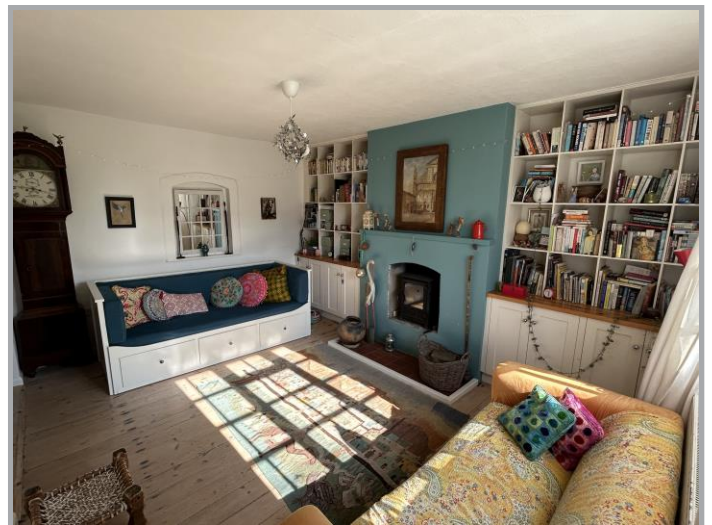
With wood flooring, window to front aspect, feature inset with wood burning stove, extensive built-in shelving and storage cupboards.

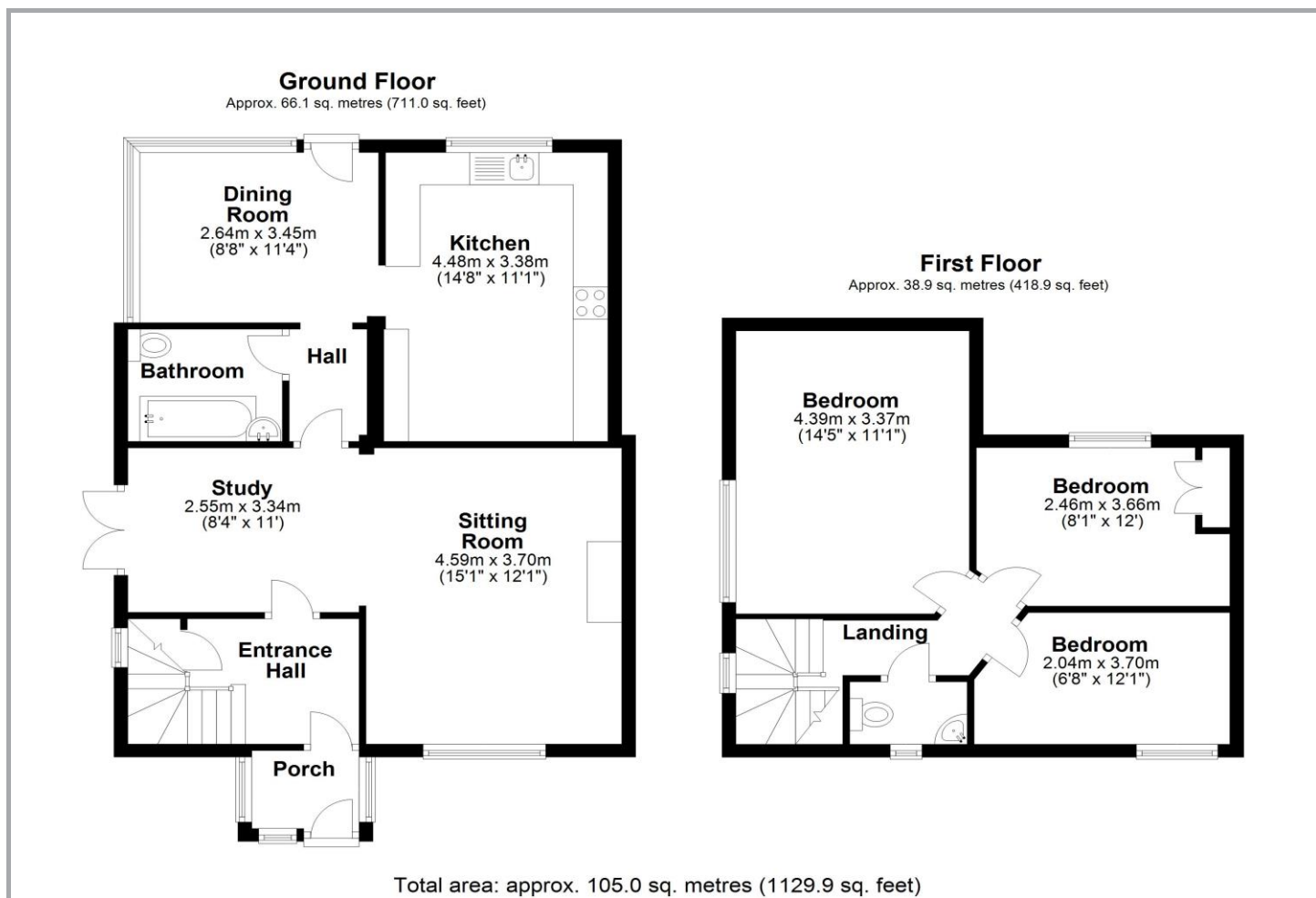
Inner Hallway

Accessed from the study via a door and offers wood flooring, opening to dining room and door to:

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, tiled walls, tiled





flooring, frosted window to side aspect, extractor and heated towel rail.

Dining Room Approx 11'4 x 8'8 (3.45m x 2.64m)

Delightful, light and airy space with double aspect windows to the rear and side, personnel door opening onto the terrace, wood flooring and opening to:

Kitchen/Breakfast Room Approx 14'8 x 11'1 (4.48m x 3.38m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap, integrated appliances include Bosch oven with four induction hob and extractor over. Space for fridge/freezer, dishwasher and white goods, window to rear aspect, tiled splash backs and tiled flooring.

First Floor Landing

Access to loft, wood flooring and doors to:

Master Bedroom Approx 14'5 x 11'1 (4.39m x 3.37m)

Double room with window to side aspect and wood flooring.

Bedroom Two Approx 12' x 8'1 (3.66m x 2.46m)

Double room with window to rear aspect, built-in wardrobe and wood flooring.

Bedroom Three Approx 12'1 x 6'8 (3.70m x 2.04m)

Window to front aspect.

Wet Room

White suite comprising w.c, corner hand wash basin, shower attachment, mosaic tiled flooring, tiled walls, frosted window to front aspect and extractor.

Outside

The property is set well back from the road and is accessed over a private gravelled drive providing ample off-road parking. Side access leads to the rear gardens, which are predominately lawned with a terrace abutting the rear of the property and boundaries defined by fencing for the most part. Incorporated within the plot is a timber storage shed as well as a variety of established flower and shrub borders and specimen trees.

Local Authority

Mid Suffolk District Council

Council Tax Band –

Services

Mains water, drainage and electricity. Electric heating.

Agents Note

The property currently benefits from renewable heating incentive payments, further details of which can be found by contacting the agent.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

74 Gracechurch Street
Debenham
STOWMARKET
IP14 6RQ

Energy rating
C

Valid until: 27 June 2033

Certificate number: 2581-1010-0296-6317-9200

Property type: Semi-detached house
Total floor area: 104 square metres

Rules on letting this property

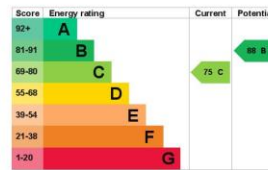
Properties can be let if they have an energy rating from A to E.

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

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

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



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



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk