

Henniker Road, Debenham, IP14 6PY

Price £350,000 Freehold

**ipswich &**  
**suffolk** estate  
agents  
Part of the Your Ipswich Group



# Henniker Road, Debenham, Stowmarket, IP14 6PY

This beautiful detached chalet style bungalow is located in the Village of Debenham with it's variety of local shops, post office doctors surgery, public houses, veterinary practice and leisure centre. The property offers flexibility and is arranged over two floors including entrance hall, lounge with log burner, dining room, kitchen, conservatory, G/F shower room, bedroom, stairs to first floor leading to 2 further bedrooms and cloakroom. Further benefits include double glazing throughout, air source heat pump, solar panels keeping utility bills down to a minimum, single garage & parking, workshop and well stocked mature gardens front & rear. Early inspection recommended to appreciate this lovely home.

## ENTRANCE HALL

UPVC door into entrance hall, radiator, carpeted flooring, storage cupboard under stairs, cloak cupboard, stairs to first floor doors to sitting room, bedroom 3 and shower room.

## SITTING ROOM

14' 3" x 10' 6" (4.34m x 3.2m) Carpeted flooring, radiator, fireplace with log burner, double glazed window to front aspect, door through to kitchen.

## KITCHEN

17' 5" x 9' 4" (5.31m x 2.84m) Eye level and base units with roll edge work tops, 4 ring Neff induction hob with extractor over, wall mounted Neff oven, inset stainless steel sink with swan neck mixer tap plus separate drinking water tap, water softener, plumbing for dish washer, glazed internal window through to conservatory, radiator, double glazed window to side aspect, door into dining room.

## DINING ROOM

11' 9" x 9' 8" (3.58m x 2.95m) Carpeted flooring, radiator, double glazed window to side aspect, double glazed French doors to rear aspect out to raised patio area, door though to conservatory.

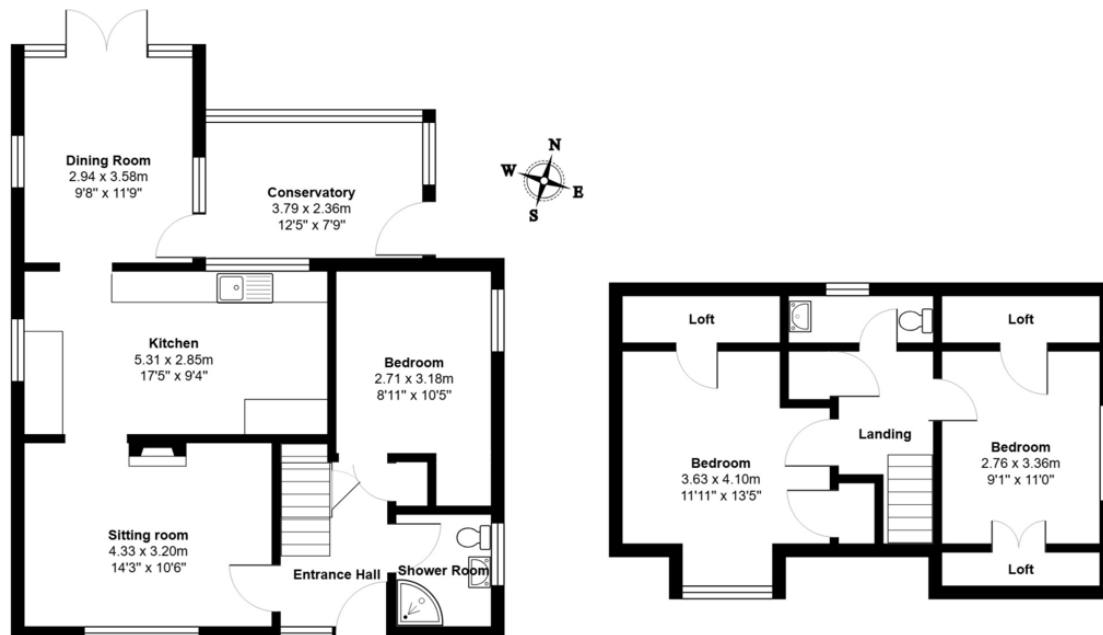
## CONSERVATORY

12' 5" x 7' 9" (3.78m x 2.36m) Laminate floor covering, plumbing for washing machine, double glazed door to side aspect.

## BEDROOM 3

10' 5" x 8' 11" (3.18m x 2.72m) Carpeted flooring, radiator, double glazed window to side aspect.





Total Area: 111.7 m<sup>2</sup> ... 1202 ft<sup>2</sup>

### SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m) Comprising low level WC inset hand basin with storage cupboards under, shower cubicle with electric shower, floor to ceiling tiled walls, shaver socket, tiled floor, heated towel rail, double glazed window to side aspect, extractor fan.

### STAIRS TO FIRST FLOOR

Carpeted stairs & landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and cloak room.

### BEDROOM 1

13' 5" x 11' 11" (4.09m x 3.63m) Exposed floor boards, radiator, built in open wardrobes with curtain in recess, double glazed window to front aspect., built in wardrobe, eaves storage.

### BEDROOM 2

11' x 9' 1" (3.35m x 2.77m) Exposed floor boards, double glazed window to side aspect, radiator, inverter for solar panel in eaves storage.

### CLOAKROOM

Low level WC, wash hand basin with drawers under, double glazed window to side aspect with views over farm land to the rear, radiator.

### GARAGE

17' 10" x 8' (5.44m x 2.44m) Up & over roller door, power & lighting connected, water connected for washing machine, side access door into rear garden.

### WORKSHOP

12' 9" x 8' 11" (3.89m x 2.72m) Timber built with power & lighting connected, covered area in front of workshop for entertaining.

### OUTSIDE

Driveway providing off road parking for up to 3 cars leading to garage, front garden is laid to lawn with well stocked flower & shrub borders, cherry tree, side access to rear garden which is laid to lawn mature well stocked flower & shrub borders, 4 apple trees, raised patio area, Air source heat pump behind conservatory, rear gate provides access to fields behind the property with walks.

### COUNCIL

Mid Suffolk Council  
Council Tax Band (C) £1,887.43

### NEAREST SCHOOLS

Sir Robert Hitcham CEVAP school & Debenham High school.

## SERVICES

Mains water & electric are connected.  
Air source heat pump.  
Solar panels.

## UTILITY BILLS

The current owners are paying £50.00 PCM for utility bills due to Air source heating and solar panels.

## Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants

must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.