



Guide Price £225,000

39 Henniker Road, Debenham, Stowmarket, IP14 6PY

This three bedroom terraced home which has BEEN UPDATED AND MODERNISED OFFERS EXCELLENT FAMILY SIZED ACCOMMODATION with 2 double bedrooms and an exceptionally good third. The property has GOOD SIZED GARDENS and is located IN A QUIET CUL DE SAC with little passing traffic, there is a SINGLE GARAGE en block with OFF ROAD PARKING, night storage economy 7 heating, sealed unit double glazed windows all WITHIN THIS SOUGHT AFTER VILLAGE due to its EXCELLENT FACILITIES and outstanding schooling on offer. We would advise an early inspection to fully appreciate the accommodation on offer and viewings are strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE PORCH:

With door leading to:

ENTRANCE HALL:

With night storage heater, cupboard under the stairs, single fitted storage cupboard and stairs to the first floor.

LOUNGE DINING ROOM:

This is a slightly L shaped room and is of an exceptionally good size with separate sitting and dining areas. There are 2 night storage heaters, window to the front aspect, TV and telephone point and French Doors leading to:

CONSERVATORY:

With ceramic tiled floor, French Doors to side and is glazed on 2 sides.

KITCHEN:

With range of oak style high and low level units with plumbing for washing machine and dishwasher, cooker point, tiled splash backs, window to rear, door to outside and laminate style flooring.

ON THE FIRST FLOOR:

LANDING:

With loft access.

MASTER BEDROOM:

With night storage heater and 2 windows to the rear.

BEDROOM 2:

With 2 windows to the rear, night storage heater and TV point.

BEDROOM 3:

With window to front, cupboard over the stairs and night storage heater.

BATHROOM:

With suite comprising low level WC, pedestal hand basin, panel bath with mixer tap and shower attachments, window to rear and shelved airing cupboard with lagged hot water cylinder.

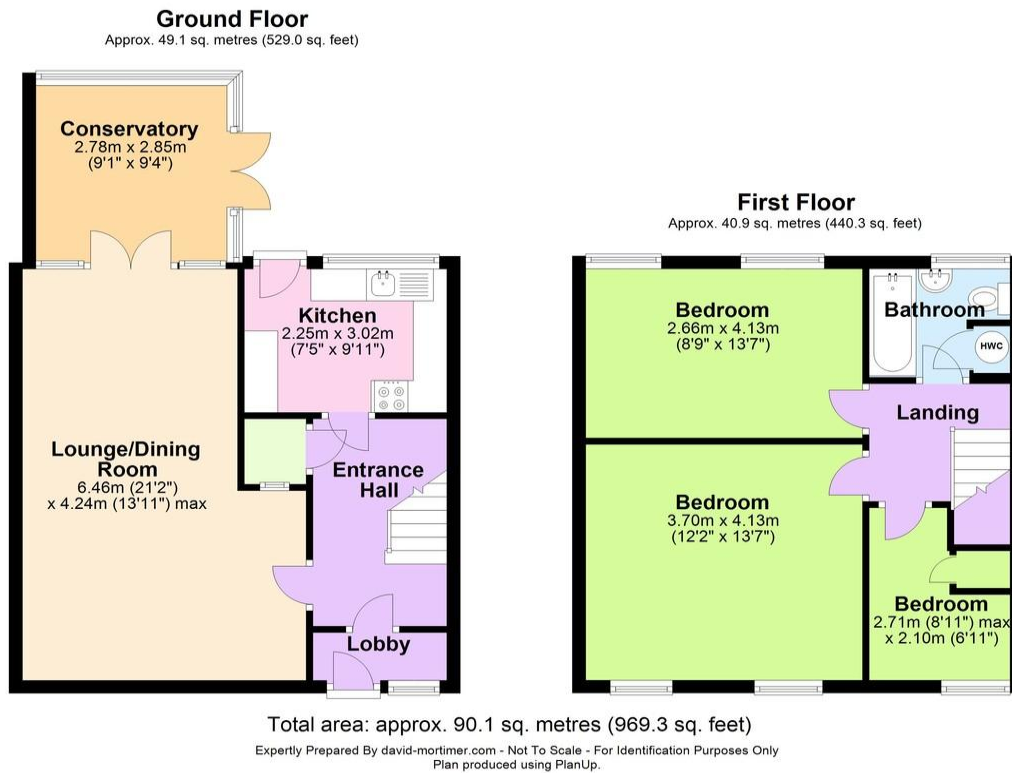
OUTSIDE:

To the front of the property is a well landscaped garden with picket fencing and access to the front door. The rear gardens incorporate 2 large patio areas, 1 to the rear of the garden and 1 close to the main house, greenhouse, garden shed and timber pergola, as shown on the details. There is a garage en block with up and over door and 1 car parking space in front.

DIRECTIONS:

Head north towards Tavern Street/B1115, turn right at the 1st cross street onto Station Road W/B1115, continue to follow B1115. At the roundabout take the 2nd exit onto Stowupland Road/B1115, continue to follow B1115, go through one roundabout. Turn left onto Church Road/A1120, continue to follow A1120, continue straight, turn right, turn right onto Norwich Road/A140, turn left, continue straight, turn left, continue onto Gracechurch Street, turn left onto Henniker Rd where the property will be found on the left.

FLOORPLANS



THE PROPERTY MISDESCRIPTIONS ACT 1991

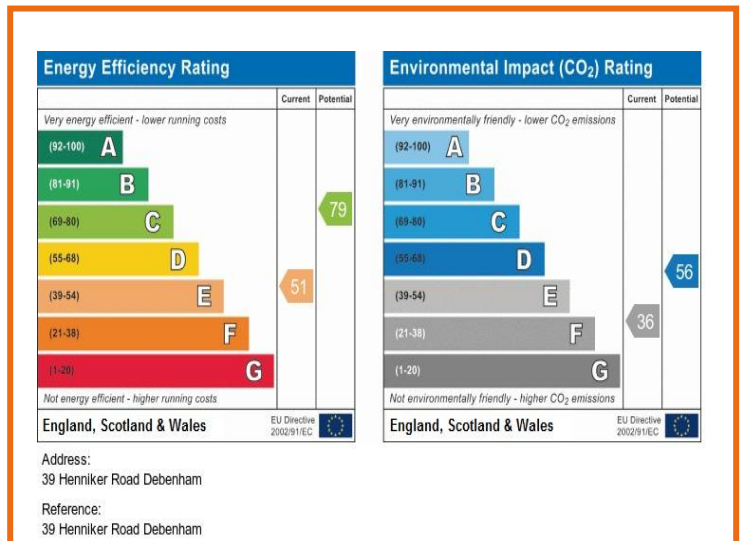
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



Bucks Property Agents Ltd
5 Market Place, Stowmarket, Suffolk. IP14 1DT
Tel/ Fax 01449 614700
E-mail/ Web buckspropertyagents.com