



12 Debenham Way | Pettaugh | Suffolk | IP14 6AZ

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# 12 Debenham Way, Pettaugh, Suffolk, IP14 6AZ

*“An immaculately presented four bedroom semi-detached house which has been remodelled to a high standard and is situated within the sought after Debenham High School catchment area.”*

## Description

A delightful and beautifully presented four bedroom semi-detached house offering spacious contemporary family living. This fabulous home has been extended and remodelled to a very high standard and is being offered with no chain beyond.

Outside the property offers a generously proportioned rear garden with attractive patio areas, hot tub and impressive studio/entertainments building. To the front there is a block paved driveway providing ample parking.

The property further benefits from a luxury fitted kitchen with Quartz worktops, some under floor heating, zoned oil fired central heating system, well-appointed bathroom suites, sealed unit double glazing, log burning stove to the living room, plenty of storage space and ground floor bedroom with large en-suite shower room which could be of great benefit to someone with an independent teenager or elderly parents.

The accommodation comprises: entrance hall, bedroom with en-suite shower room, lounge, kitchen/dining room, utility room, landing and three further bedrooms, two of which have en-suites.

## About the Area

Pettaugh is a rural village situated approximately nine miles to the north of Ipswich. Amenities in the village include church and many fantastic countryside walks within the village. Within easy driving distance is the popular village of Debenham, approximately two and a half miles distant, which has a good range of local shops, supermarket and well renowned high school. Also, approximately one mile away is Stonham Barns, open seven days a week and includes a seven hole golf course, fishing lake and wide range of craft shops and shops.

Pettaugh has good access to various road networks via the A14 which connects to the Midlands and the M11 to the west, the A140 to Norwich and A12 with links to the country's motorway networks to the south. The A1120 to the east provides access to the many attractions along the Suffolk Heritage coast. Mainline rail links to London's Liverpool Street are available from Ipswich, Stowmarket and Diss.

## Directions

From Needham Market proceed out along the A140 for approximately three miles, heading towards Norwich, pass through The Stonhams and turn right at the crossroads heading towards Debenham on the A1120. Continue along this road for a further three miles passing through the village of Stonham Aspal, past Stonham Barns on your right hand side and on reaching the crossroads at Pettaugh turn left onto Debenham Way. The property will be found a short distance further on the right hand side.

## The accommodation comprises:

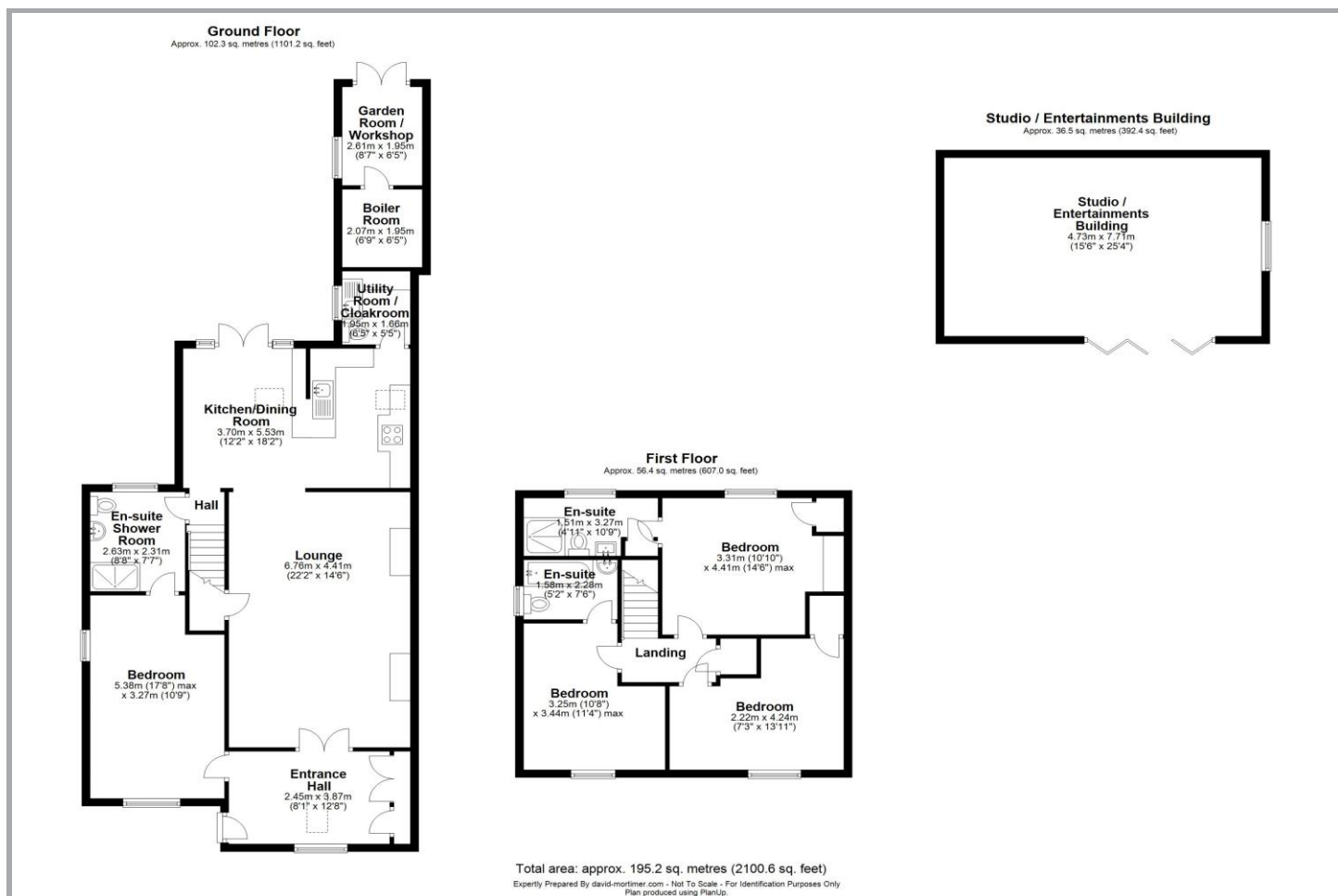
### Canopy Entrance Porch

Solid front door with glazed panel to:

### Entrance Hall Approx 12'8 x 8'1 (3.87m x 2.45m)

A spacious entrance hall offering triple storage cupboards, sash window with windows to either side to front elevation, Velux window, radiator, exposed ceiling timbers, Terracotta tiled flooring, glazed double doors to lounge and door to:





### Bedroom Approx 17'8 x 10'9 (5.38m x 3.27m)

Window to front and side elevations, Velux window, two radiators, wall lights, picture rail and door to:

### En-Suite Shower Room 8'8 x 7'7 (2.63m x 2.31m)

Luxuriously fitted and comprising large fully tiled walk-in shower cubicle, wall mounted hand wash basin with heated mirror cupboard over, wall light, low level flushing w.c with concealed cistern, radiator, extractor fan, ceiling down lighters, frosted window to rear elevation, part-tiled walls, tiled floor with under floor heating and door to inner-hall.

### Lounge Approx 22'2 x 14'6 (6.76m x 4.41m)

From the entrance hall double doors open to this spacious room which offers two radiators, decorative cast iron fireplace (not functional) with cupboard and shelving to the right hand side, two display alcoves with lighting, fireplace with wooden mantel and brick hearth housing log burning stove, wooden display shelf to the left hand side, large storage cupboard, picture rail and opening to:

### Kitchen/Dining Room Approx 18'2 x 12'2 (5.53m x 3.70m)

An impressively fitted luxury kitchen comprising stainless steel single drainer sink unit with mixer tap, separate drinking water tap and waste disposal unit, base cupboard under, Quartz work surfaces with a range of cupboards and drawers under, integrated Neff dishwasher, integrated fridge/freezer, built-in four plate stainless steel Neff hob with Neff double oven under, extractor fan over, eye level units incorporating glazed display units, under unit lighting, tiled splashbacks, further wooden work surface with storage cupboard and drawers under, wooden shelf over, Velux window, ceiling down lighters, loft access, tiled flooring with under floor heating and door to the utility room.

The light and airy breakfast area offers French doors with windows to either side to the rear patio, Velux window, fitted wooden breakfast bar, tiled flooring with under floor heating, ceiling down lighters, exposed ceiling timbers, door to en-suite shower room and stairs to the first floor.

### Utility Room/Cloakroom Approx 6'5 x 5'5 (1.95m x 1.66m)

Stainless steel single drainer sink unit with mixer tap over, base cupboard under, work surfaces with space and plumbing for washing machine under, window to side elevation, low level flushing w.c, heated towel ladder, part-tiled walls and tiled flooring.

### First Floor Landing

Access to loft, wall lights, ceiling down lighters and doors to:

### Bedroom Approx 11'4 x 10'8 (3.44m x 3.25m)

Window to front elevation, radiator, picture rail, wall lights and door to:

### En-Suite Bathroom Approx 7'6 x 5'2 (2.28m x 1.58m)

White suite comprising panel bath with mixer tap and hand held shower attachment, wall mounted hand wash basin with wall light over, low level flushing w.c, heated towel ladder, part-tiled walls, frosted window to side elevation, built-in storage cupboard, ceiling down lighters, extractor fan and tiled flooring.

### Bedroom Approx 13'11 x 7'3 (4.24m x 2.22m)

Window to front elevation, picture rail, radiator, built-in wardrobe cupboard, storage cupboard and wall lights.

### Bedroom Approx 14'6 x 10'10 (4.41m x 3.31m)

Window to rear elevation, radiator, wall lights, decorative cast iron fireplace (not functional), built-in wardrobe cupboard, picture rail and door to:

### En-Suite Shower Room Approx 10'9 x 4'11 (3.27m x 1.51m)

Comprising fully tiled shower cubicle, wall mounted hand wash basin with heated mirror fronted cupboard over, low level flushing w.c, ceiling down lighters, heated towel ladder, part-tiled walls, built-in cupboard, window to rear elevation and tiled flooring.

## Outside

To the front is a block paved driveway providing vehicle parking with flower borders to both sides and a pedestrian gate giving access down the side of the property and into the rear garden.

The generously sized rear garden is divided into two parts. The first offering a delightful patio area beautifully connecting the breakfast room to the garden and housing a hot tub (negotiable). There is an area laid to lawn with a further covered patio area providing an ideal space to enjoy the evening sun. Within this area of garden are two outside taps and a useful outbuilding. The outbuilding offers power, light, storage space and housing for the oil fired boiler, pressurized hot water cylinder and water softener.

A pedestrian gate leads to the second part of the garden which is mainly laid to lawn with flower and shrub borders, greenhouse, storage shed and an impressive studio/entertainments building.

## Studio/Entertainments Building Approx 25'4 x 15'6 (7.71m x 4.73m)

This amazing feature provides a wonderful opportunity for entertaining or for a home office. There are bi-folding doors which open onto a covered slate tiled veranda, power, light, brick fireplace with inset multi-fuel stove, window to side elevation and polished concrete flooring.

The outside further benefits from courtesy lighting to the front and rear of the property.

### Energy Performance Certificate HM Government

12, Debenham Way, Pettaugh, STOWMARKET, IP14 6AZ

Dwelling type: Semi-detached house	Reference number: 8224-7020-2829-4427-4906
Date of assessment: 03 October 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 October 2014	Total floor area: 156 m <sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,096
Over 3 years you could save	£ 2,817

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; border-radius: 50%; width: 50px; margin: 0 auto;">                     You could save £ 2,817 over 3 years                 </div>
Heating	£ 4,905 over 3 years	£ 2,355 over 3 years	
Hot Water	£ 936 over 3 years	£ 669 over 3 years	
<b>Totals</b>	<b>£ 6,096</b>	<b>£ 3,279</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	47	80	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 2,166
2 Fan-assisted storage heaters	£2100 - £2800	£ 467
3 Solar water heating	£4,000 - £8,000	£ 184

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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