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Vicarage Gardens, Debenham,
Suffolk, IP14 6SH
Asking Price £375,000

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- No Onward Chain
- Detached Property
- Popular Village Of Debenham
- Four Bedrooms
- Family Bathroom & En-Suite
- Downstairs Cloakroom
- Modern Fitted Kitchen
- Double Glazing & Oil-Fired Central Heating
- Off-Road Parking & Garage
- Enclosed Rear Garden

This four-bedroom detached property occupying a corner plot is situated in the popular village of Debenham is being sold with no onward chain. Well-presented throughout and positioned in a close, the property benefits from oil fired central heating, double-glazing, driveway with parking for several vehicles leading to an attached garage, front garden which wraps around to the side and enclosed rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hallway, downstairs cloakroom, living room

with working open fire, beautiful modern fitted kitchen/dining room with fitted appliances and island/breakfast bar, conservatory whilst to the first floor are four bedrooms with an en-suite off the master bedroom and family bathroom.

The picturesque country village of Debenham offers fantastic amenities including plenty of shops, pubs and cafés, leisure centre, doctor's surgery, veterinary practice, post office, and a number of timber-framed buildings. Debenham is served by the Sir Robert Hitcham Primary School



and the Debenham High School, both of which are exceptionally well-regarded. The River Deben rises in Debenham and runs along the ford flowing through to Woodbridge. The historic market town of Framlingham which has a medieval castle and fantastic schooling is approximately seven miles from Debenham; the county town of Ipswich is approximately fourteen miles and the market town of Stowmarket is approximately ten miles from Debenham and both provide mainline train stations with regular services to London Liverpool Street Station; and the famous Suffolk

Heritage Coast is just a short drive away.

Outside – Front: The driveway provides off road parking for several vehicles, leading to the garage. The front garden extends to the side which is predominately laid to lawn with borders and side gate to the rear garden.

Garage: Up and over door, door to the rear, power and light and pitched roof with storage.

Front Double-Glazed Door: Into: **Hallway:** Radiator, ceramic floor tiles, understairs cupboard and stairs leading off.

Downstairs Cloakroom: Obscure glass double-glazed window to the



front aspect, two-piece suite comprising WC and hand wash basin with tiled splashback and towel radiator.

Living Room: 16'2" x 12'5" (4.93m x 3.78m) Double-glazed window to the front aspect, double-glazed patio doors leading into the rear garden, laminate flooring, working open fire and radiator.

Kitchen/Dining Room: 18'2" x 9'6" (5.54m x 2.9m) Double-glazed window to the rear aspect, double glazed french doors leading out to the conservatory, ceramic tiled floor, ceiling inset spotlights, fitted with a matching range of modern eye and base level units and

worktops, sink and drainer, built-in neff oven, built-in dishwasher, built-in fridge freezer, built-in bin cupboard, larder cupboard, extensive island/breakfast bar with built-in neff hob, drawers and cupboards under, concealed radiator and mandarin stone wall tiles.

Conservatory: 10'5" x 9'7" (3.18m x 2.92m) Sealed unit double-glazed windows and french doors which lead out to the rear garden and ceramic tiled floor.

Landing: Double-glazed window to the side aspect, radiator and built-in cupboard.



Bedroom One: 11'6" x 9'6" (3.5m x 2.9m) Double-glazed window to the rear aspect and radiator, door leading to:

En-Suite: Obscure glass double-glazed window to the rear aspect, three-piece suite comprising shower cubicle with tiled walls, hand wash basin with storage under and tiled splashback, wc and towel radiator.

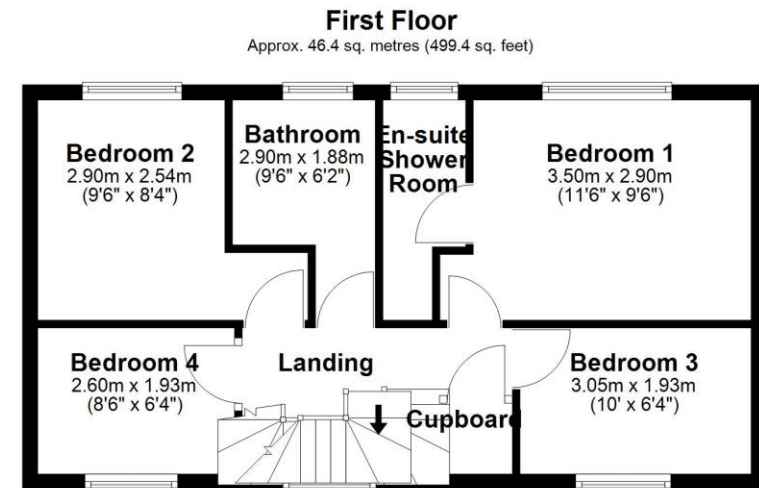
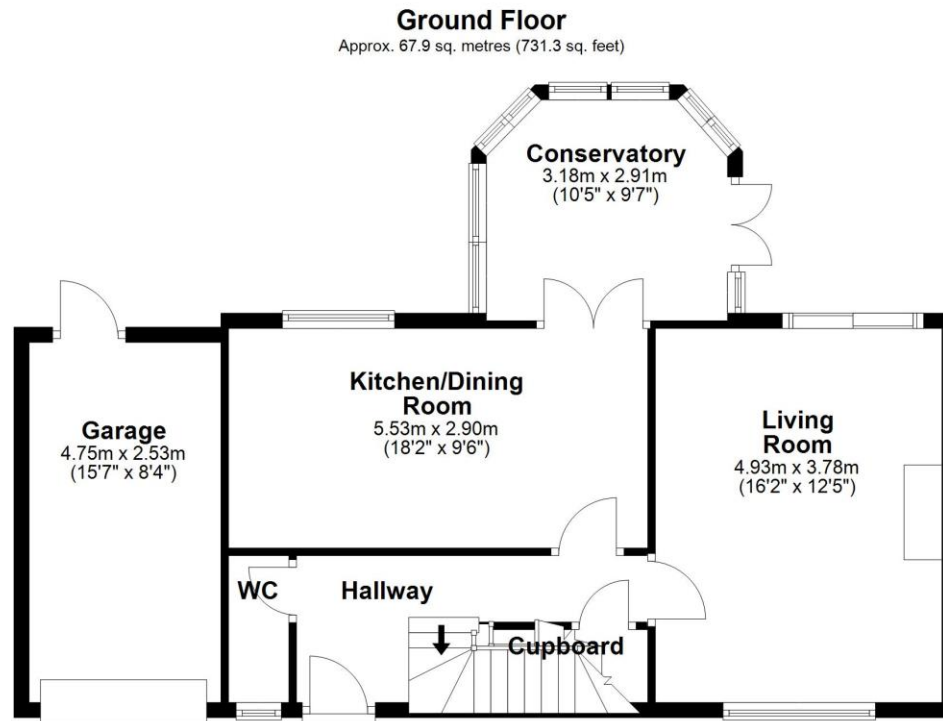
Bedroom Two: 9'6" x 8'4" (2.9m x 2.54m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 10' x 6'4" (3.05m x 1.93m) Double-glazed window to the front aspect and radiator.

Bedroom Four: 8'6" x 6'4" (2.6m x 1.93m) Double-glazed window to the front aspect, loft access and radiator.

Bathroom: 9'6" x 6'2" (2.9m x 1.88m) Obscure glass double-glazed window to the rear aspect, part tiled walls, three-piece suite comprising panel enclosed bath with electric shower and shower screen, hand wash basin with unit under and WC and towel radiator.

Outside – Rear: The rear garden is enclosed by panel fencing, has a patio area, a separate seating area and is predominately lawned with flower bed borders. The oil tank is in the garden.



Total area: approx. 114.3 sq. metres (1230.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: D



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