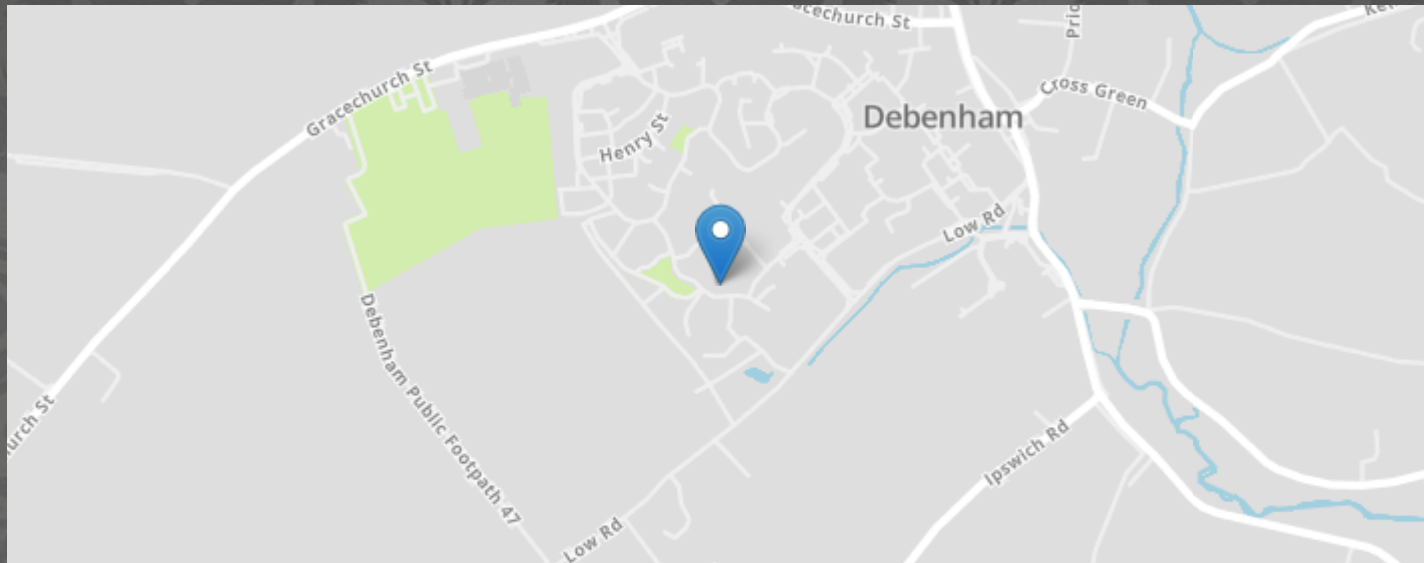


Wells Way, Debenham, Stowmarket



- SUBSTANTIAL DETACHED HOME.
- THREE BATHROOMS AND ADDITIONAL CLOAKROOM.
- DETACHED DOUBLE GARAGE.
- OIL FIRED CENTRAL HEATING.
- CLOSE TO POPULAR DEBENHAM HIGH SCHOOL.
- FIVE BEDROOMS.
- COUNTRYSIDE VIEWS TO THE FRONT OF THE PROPERTY.
- OFF ROAD PARKING FOR MULTIPLE VEHICLES.
- WALKING DISTANCE TO LOCAL AMENITIES.
- SITUATED ON A QUIET CUL-DE-SAC.

MARKS & MANN

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MARKS & MANN



## Wells Way, Debenham, Stowmarket

Marks and Mann are pleased to present this well presented FIVE BEDROOM DETACHED house in the desirable village of Debenham. To the ground floor the property comprises of an entrance hallway, cloakroom, a large living room with FIREPLACE and doors opening to the rear garden, a separate dining room and a spacious kitchen/ breakfast room also with doors opening to the rear garden. To the first floor are three bedrooms and the main family bathroom, with bedroom one benefitting from COUNTRYSIDE VIEWS as well as a built in cupboard and EN-SUITE. To the second floor are two further bedrooms and a shower room. To the outside of the property the rear garden is enclosed with mature trees and shrubs creating a private, unoverlooked space. There is a patio area ideally located directly outside the French doors to the living room and kitchen offering a fantastic space for hosting in the warmer months. A path to the side of the property offers access to the front of the property and DOUBLE GARAGE. The property has been well maintained throughout and is the perfect option for a growing family, with it being located just a short walk from both the popular Debenham High School and local primary school. The village of Debenham is highly sought after and offers a range of independent shops and businesses, restaurants and coffee shops, as well as an East of England Co-op store. The village is situated within the rolling fields of Suffolk and provides a wealth of footpaths in order to explore the Suffolk countryside.

**£400,000 Offers in Excess of**

**\*\*EARLY VIEWING HIGHLY RECOMMENDED\*\***





Wells Way, Debenham, Stowmarket

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Cloakroom

Double glazed window to front. A WC with a Pedestal wash basin and toilet. Tiled floor with part tiled walls and a radiator.

Living Room

6.36m x 3.17m (20' 10" x 10' 5")  
This very large family room has dual aspect double glazed windows to front and side with French doors opening to the rear garden. The Fire place and two radiators will allow the whole room to be well heated. Has been carpeted throughout.

Dining Room

3.33m x 3.02m (10' 11" x 9' 11")  
Double glazed window to front with a radiator and has been carpeted throughout.

Kitchen

5.16m x 2.90m (16' 11" x 9' 6")  
Double glazed window and French doors overlooking the rear garden. Range of wall and floor mounted units. The kitchen itself offers a range of applainces Butler style inset sink with 1 1/4 sink and drainer, with mixer tap over, laminate work surface, electric hob with extractor hood over and an integrated oven. The room benefits form spotlights. Tiled floor with part tiled walls. There is space for washing machine, dishwasher and fridge/ freezer and there is a radiator.

First Floor

Bedroom One

3.71m x 3.06m (12' 2" x 10' 0")  
A ver large main bedroom with double glazed window to front, radiator and built in storage space. This room also has access into the en suite.

Ensuite

Double glazed window to rear. A three-piece suite with a shower overhead of the bath and another Pedestal wash basin. Tiled floor with part tiled walls. Light with shaver point. Extractor fan. Radiator.

Bedroom Four

3.60m x 3.19m (11' 10" x 10' 6")  
A very good sized double room with double glazed windows to side and front. Built in storage space and a radiator.

Bedroom Five

3.20m x 2.67m (10' 6" x 8' 9")  
Another double room with double glazed window to rear and a built in wardrobe. Radiator.

Bathroom

A three piece suite with a overhead shower and a Pedestal wash basin. Tiled floor with part tiled walls. The room benefits from Spotlights as well.

Second Floor

Bedroom Two

4.63m x 3.06m (15' 2" x 10' 0")  
A good sized double bedroom with double glazed window to front and built in storage space.This is also where you will find the Loft hatch.

Bedroom Three

4.62m x 3.05m (15' 2" x 10' 0")  
Another really good sized double bedroom with double glazed window to front.

Shower Room

Double glazed window to rear. A three piece suite with shower cubicle, W.C. and Pedestal wash basin. Tiled floor with part tiled walls. Radiator. This room benefits from Spotlights.

Rear Garden

The private rear garden is enclosed with mature trees and shrubs and wooden fencing. The garden is partly laid to lawn with a patio area and path leading to the double garage. The garden also includes a shed, outside tap and oil tank.

Double Garage

The double garage offers two up and over doors, a private door to the rear garden and double glazed window to the side. The garage benefits from power and light.

Parking

The property is positioned at the end of a private road and offers parking for multiple vehicles.

Important Information

Tenure – Freehold.  
Services – we understand that oil heating, electricity, water and drainage are connected to the property.  
Council tax band E.  
EPC rating D.  
Our ref: JS.

Directions

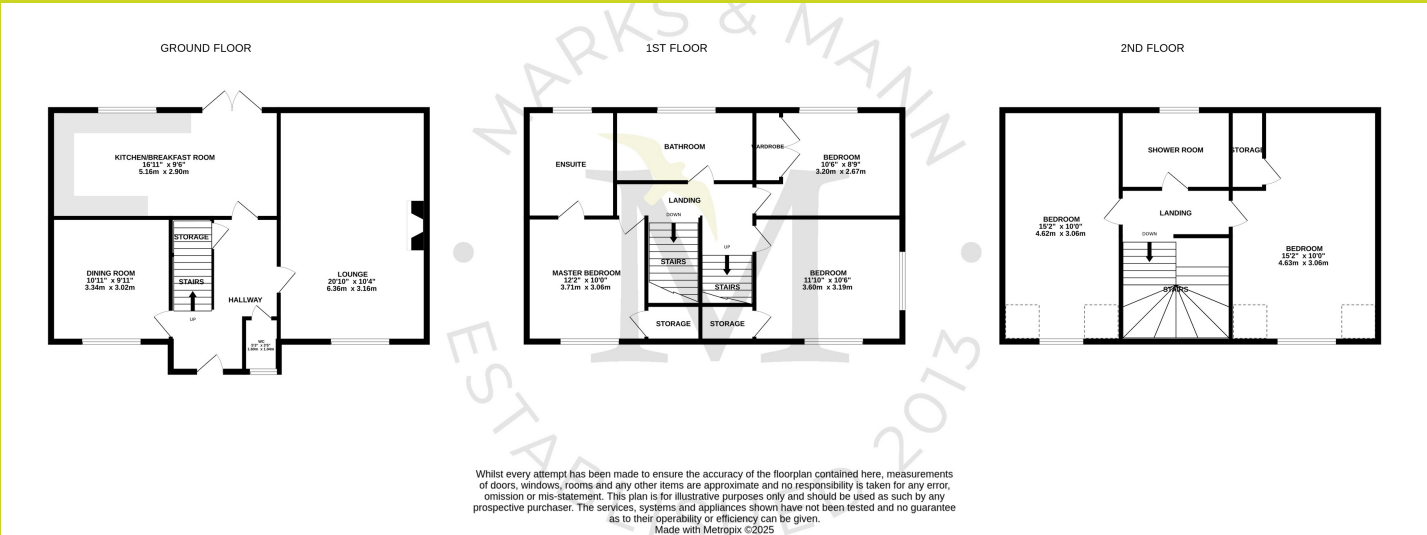
Using a SatNav, please use IP14 6SL as the point of destination

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

