



Wells Way, Debenham, Stowmarket

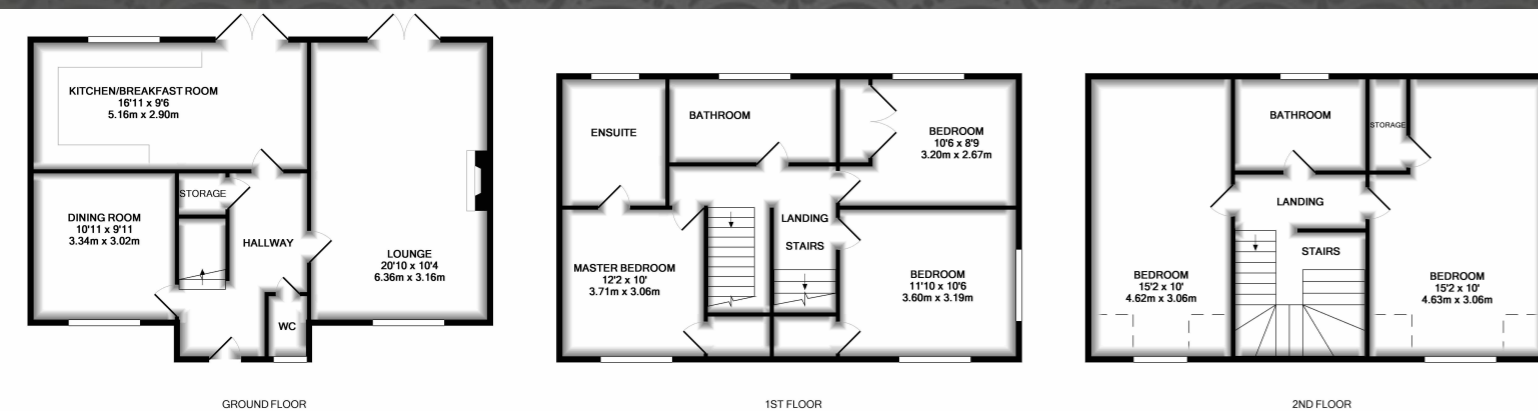
Located in the sought after village of Debenham is this impressive, detached family home benefiting from uninterrupted countryside views. Occupying a sizeable plot at the end of a quiet cul-de-sac is this well kept five bedroom family home. To the ground floor the property comprises of an entrance hallway, cloakroom, a large living room with fireplace and doors opening to the rear garden, a separate dining room currently used as a movie 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 ensuite. 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.

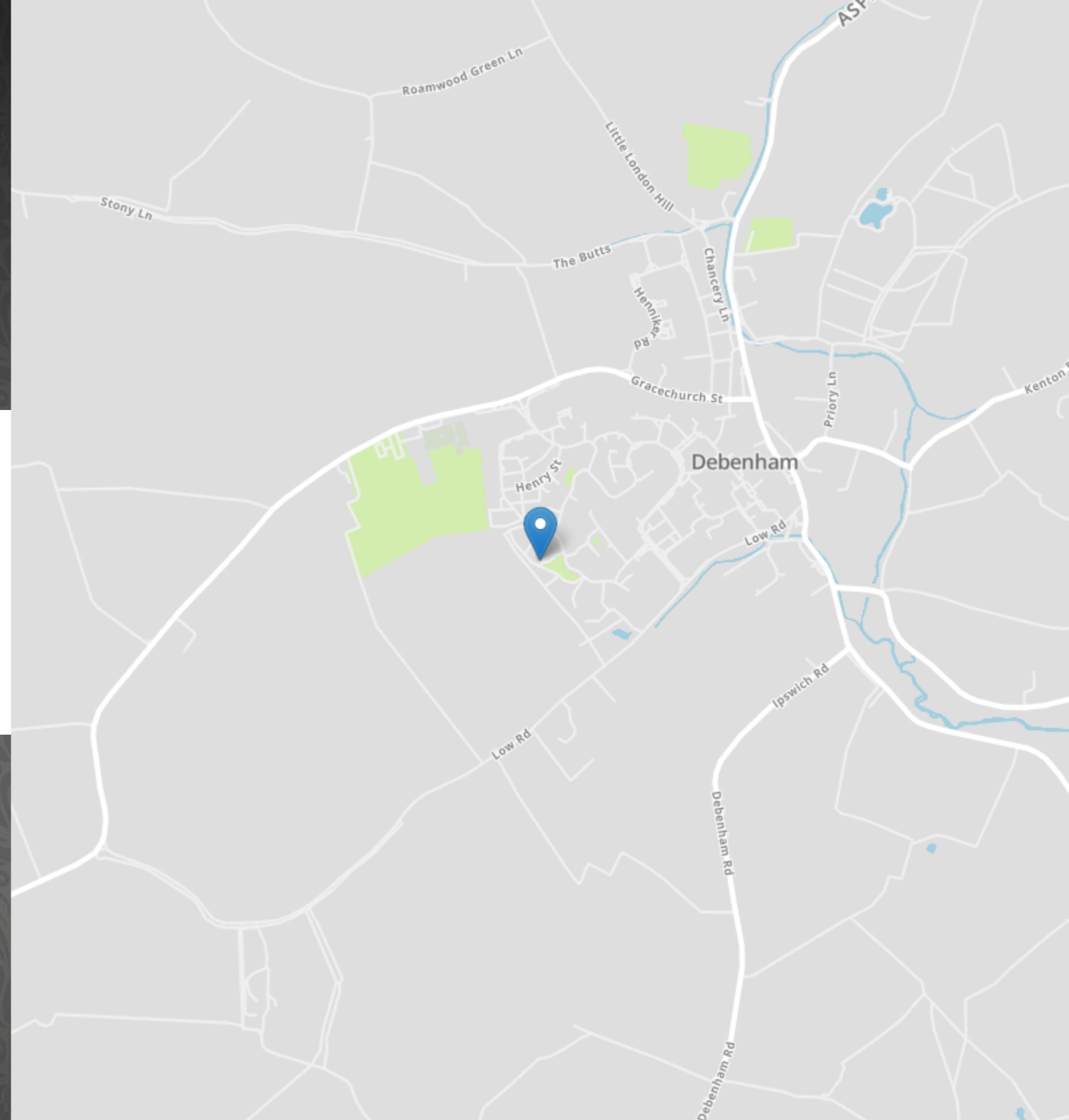
The property has been well maintained throughout and is the perfect option for a growing family, with it being located just a short walk from both the popular Debenham High School and local primary school. The village of Debenham is highly sought after and offers a range of independent shops and businesses, 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.

£475,000





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MARKS & MANN

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Website www.marksandmann.co.uk

- **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.**

Front

Brick paved driveway with laid to lawn areas.
Path leading to front door.

Entrance Hallway

Stairs to first floor. Understairs cupboard.
Laminate flooring. Two radiators. Coving.
Doors to:

Cloakroom

Double glazed window to front. W.C. Pedestal
wash basin. Tiled floor. Part tiled walls.
Radiator. Coving.

Living Room

6.36m x 3.17m (20' 10" x 10' 5")
Dual aspect double glazed windows to front
and side with French doors opening to the
rear garden. Fire place. Two radiators. Coving.

Dining Room

3.33m x 3.02m (10' 11" x 9' 11")
Double glazed window to front. Radiator.
Coving.

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. Butler style inset
sink with 1 1/4 sink and drainer, with mixer
tap over. Laminate work surface. Electric hob
with extractor hood over. Integrated oven.
Spotlights. Coving. Tiled floor. Part tiled walls.
Space for washing machine, dishwasher and
fridge/ freezer. Radiator.

First Floor

First Floor Landing

Airing cupboard with shelving and boiler.
Radiator. Doors to:

Bedroom One

3.71m x 3.06m (12' 2" x 10' 0")
Double glazed window to front. Radiator. Built
in cupboard. Coving. Door to:

Ensuite

Double glazed window to rear. Bath with
shower over. W.C. Pedestal wash basin. Tiled
floor. Part tiled walls. Light with shaver point.
Extractor fan. Radiator.

Bedroom Four

3.60m x 3.19m (11' 10" x 10' 6")
Double glazed windows to side and front. Built
in cupboard. Radiator. Coving.

Bedroom Five

3.20m x 2.67m (10' 6" x 8' 9")
Double glazed window to rear. Built in
wardrobe. Radiator. Coving.

Bathroom

Double glazed window to rear. Bath with
shower over. W.C. Pedestal wash basin. Tiled
floor. Part tiled walls. Radiator. Coving.
Spotlights.

Second Floor

Second Floor Landing

Radiator. Doors to:

Bedroom Two

4.63m x 3.06m (15' 2" x 10' 0")
Double glazed window to front. Built in
cupboard. Loft hatch. Radiator. Coving.

Bedroom Three

4.62m x 3.05m (15' 2" x 10' 0")
Double glazed window to front. Radiator.
Coving.

Shower Room

Double glazed window to rear. Shower
cubicle. W.C. Pedestal wash basin. Tiled floor.
Part tiled walls. Radiator. Spotlights. Coving.

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.

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New build properties - the developer may
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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.

School Admissions

To verify the school catchment area contact
Suffolk County Council on 0845 600 0981.
Purchasing a house in a certain area doesn't
automatically guarantee a place at a school
within the catchment area.

Council tax band:

At the time of instruction the council tax band
for this property is band E.