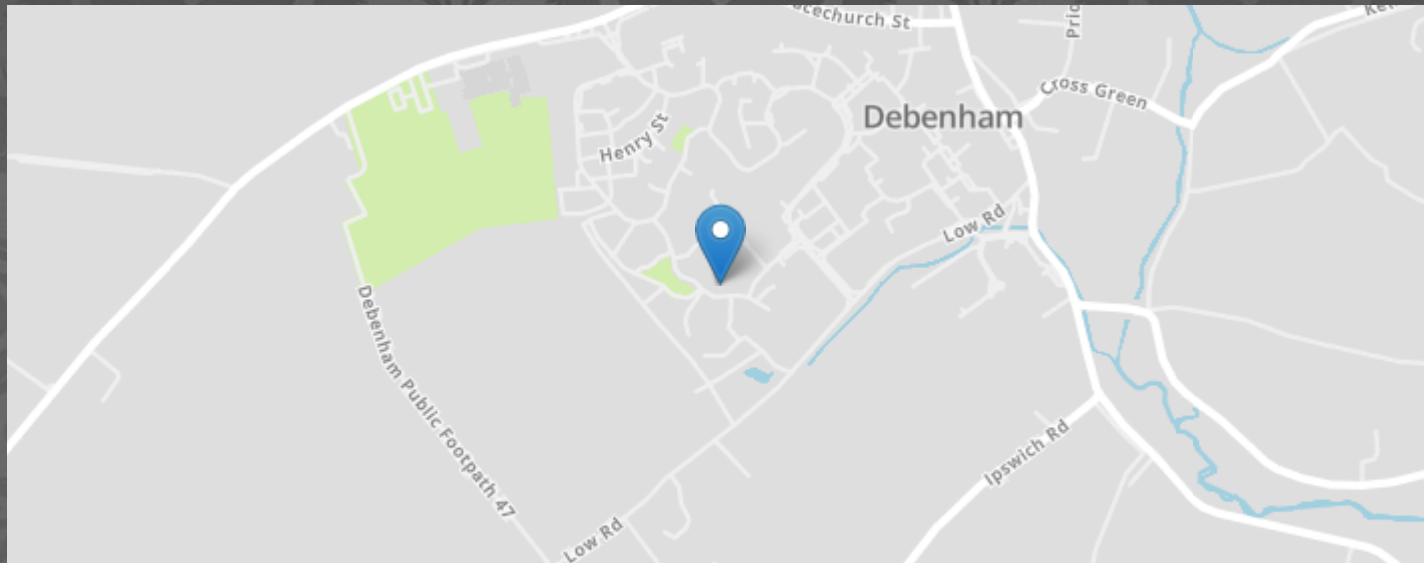


Wells Way, Debenham, Stowmarket



- NEW FITTED KITCHEN
- DETACHED HOUSE
- LANDSCAPED GARDEN
- NEW FENCING
- NEW THICKER INSULATION
ADDED TO LOFT
- FEATURED WOODBURNER
- GARAGE AND DRIVEWAY
- DESIRABLE VILLAGE LOCATION
OF DEBENHAM
- OPEN PLAN KITCHEN/DINER
- NEW BOILER ADDED 2 YEARS AGO

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Wells Way, Debenham, Stowmarket

Marks and Mann are pleased to present this MODERNISED THREE BEDROOM DETACHED house in the desirable village of Debenham. The house has been updated throughout with new thick insulation in loft, all windows mended to good condition, additional radiators added, new featured wood burner in living room, new shower accessories, new glass in patio doors, new kitchen units, new fencing and more. The property offers a private enclosed garden with patio and laid to lawn areas, established shrubs and flowerbeds. There is an en-suite to the main bedroom, downstairs cloakroom and main bathroom. Viewing highly recommended to appreciate all the property has to offer.

£375,000 Offers in Excess of

Wells Way, Debenham, Stowmarket

Sitting Room

3.24m x 5.45m (10' 8" x 17' 11") A very well presented sitting room with newly fitted wood burner, natural light flows through with dual aspect to include double glazed window to the front and double French door to the rear. Fitted carpet, neutral décor, skimmed ceiling and radiator.

Kitchen/Diner

4.16m x 5.45m (13' 8" x 17' 11") The current vendor has updated the kitchen/diner into an open plan space, with NEW fitted kitchen to include floor and overhead units, integrated double oven, fridge/freezer, dishwasher and washing machine. Induction hob top with overhead extractor fan and splash back. Large under stair storage cupboard and under sink fitted water softener. The kitchen/diner has a double glazed window to the front and rear and double glazed door leading into the sun room/porch area.

Cloakroom

Downstairs cloakroom to include WC and wash basin. Neutral decor with double glazed window and radiator.

Main Bedroom

2.33m x 3.46m (7' 8" x 11' 4") Modern presented double bedroom with neutral decor, cream fitted carpet, skimmed ceiling and double glazed window to the front. This bedroom has the benefit of having two double fitted wardrobes and an en-suite. The en-suite has had all shower accessories updated and floor to ceiling tiles added, there is also a WC and wash basin. The en-suite includes a fitted LED wall mounted mirror.

Bedroom Two

3.17m x 2.48m (10' 5" x 8' 2") A good size double bedroom to include fitted carpet, double glazed window to front and radiator. This bedroom includes a built in double wardrobe.

Bedroom Three

2.88m x 2.98m (9' 5" x 9' 9") Providing space for a single or small double bed, the room is currently laid out as a hobby room but could be used as an at home office or guest bedroom. There is a single built in storage area for a range of uses.

Bathroom

Filled with natural light, the bathroom is fitted with floor to ceiling tiles and fitted flooring. The bathroom has a three piece suite to include bath with overhead shower, WC and wash basin.

Sun Room/Porch

Panorama sun room to the rear of the property, offering a perfect position to sit with views of the garden. Side door leading into the garden and back door leading into the kitchen/diner.

Outside

Front;
Well presented front garden with laid to lawn area and established flowering shrubs and tree. Trellis on the front right hand side, outdoor light and pathway leading to the front entrance. Driveway to side with single garage and up and over door. Side gate entrance into the garden.
Rear;
Well presented landscaped garden with patio area to the back of house and pathway to the garage. Separate semi-circle patio area for seating and laid to lawn areas. Trellis featured throughout and garden borders to the right hand side. Oil tank is located to the rear side of the garden with bin storage area. The garage has had an additional long length double glazed window fitted to allow for potential use as an office area if desired.

Important information (five points).

Tenure – Freehold.
Services – We understand that oil, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - C

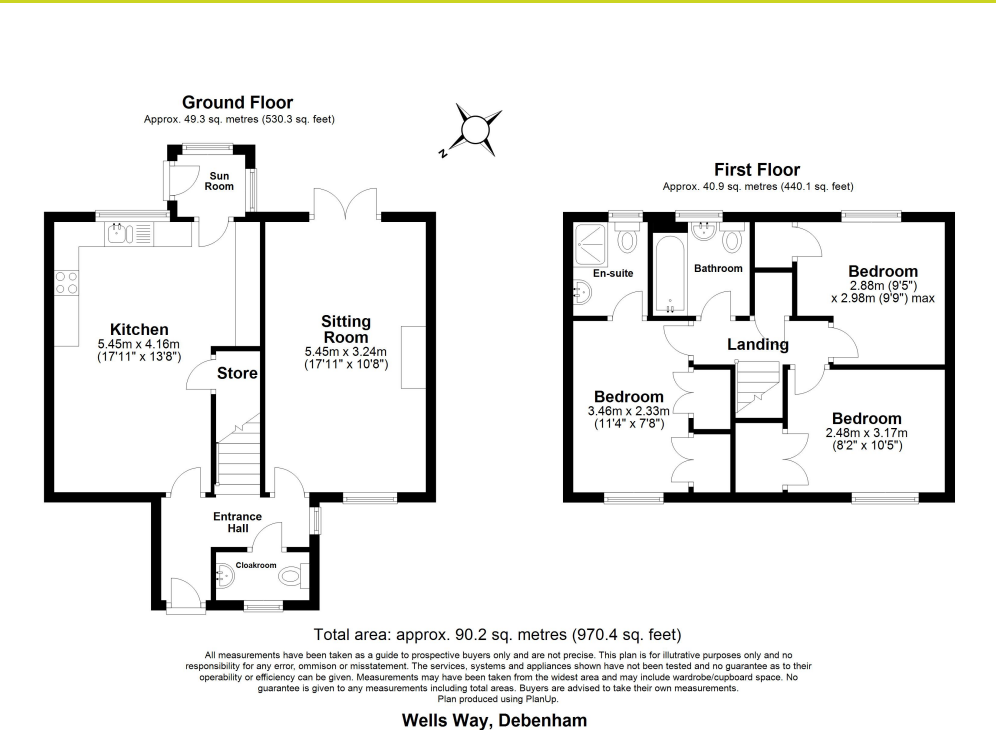
Disclaimer

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.

Wells Way, Debenham, Stowmarket

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.

