



Great Back Lane, Debenham, Stowmarket, IP14 6PZ

Guide Price £300,000 - £325,000

Situated within walking distance to amenities, this three bedroom cottage benefits from a single garage, workshop, westerly facing gardens and being sold with no onward chain.

- Single garage
- 3 bedrooms
- Large plot
- Freehold
- Walking distance to amenities
- Westerly facing gardens
- Council Tax Band D
- Energy Efficiency Rating E.



Property Description

Situation

Located to the north of the village yet still within walking distance of amenities, Great Back Lane comprises of a beautiful assortment of many period properties set upon large plots. The historic market town of Ipswich is found eleven miles south of Debenham which offers a more extensive and diverse range of amenities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi-detached cottage being built in the 1800s with replacement upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation in the regions of 1,200 sq ft.

Externally

The property is set upon a tranquil road being approached via a hardstanding driveway giving off-road parking leading to single garage with up and over door to front. The gardens are found to the rear of the property enjoying a westerly facing aspect being of a very generous size and predominantly laid to lawn with large workshop to rear of the garage, whilst all being enclosed by attractive hedging and panel fencing.

The rooms are as follows:

ENTRANCE HALL: 3' 1" x 4' 0" (0.94m x 1.24m) Giving access to reception room one.

RECEPTION ROOM ONE: 12' 6" x 13' 7" (3.83m x 4.15m) With double aspect to front and rear being a bright and spacious reception room with fireplace feature and giving access to reception room two.

RECEPTION ROOM TWO: 13' 11" x 14' 2" (4.26m x 4.32m) With window to front being a bright and spacious room with working wood burner, stairs rising to first floor level and access to inner hall.

INNER HALL: Giving access to bathroom, wc and kitchen. Airing cupboard to side.

KITCHEN: 9' 0" x 10' 4" (2.75m x 3.17m) With window to rear, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob, Belling oven, stainless steel sink with drainer and mixer tap, three storage cupboards, external door to side.

BATHROOM: 5' 0" x 6' 3" (1.53m x 1.91m) With window rear comprising panelled bath and hand wash basin. Tiled splashbacks.

WC: 2' 7" x 6' 3" (0.79m x 1.91m) With window to rear comprising low level wc.

FIRST FLOOR LEVEL - LANDING:

With window to rear giving access to three bedrooms.

BEDROOM ONE: 10' 5" x 14' 4" (3.20m x 4.39m) With window to front being a large double bedroom.

BEDROOM TWO: 7' 9" x 13' 10" (2.37m x 4.24m) With window to front being a double bedroom having two storage cupboards with flying freehold.

BEDROOM THREE: 7' 10" x 7' 9" (2.39m x 2.38m) With window to front offering itself as potential office space.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8073



Viewing Arrangements

Strictly by appointment

Contact Details

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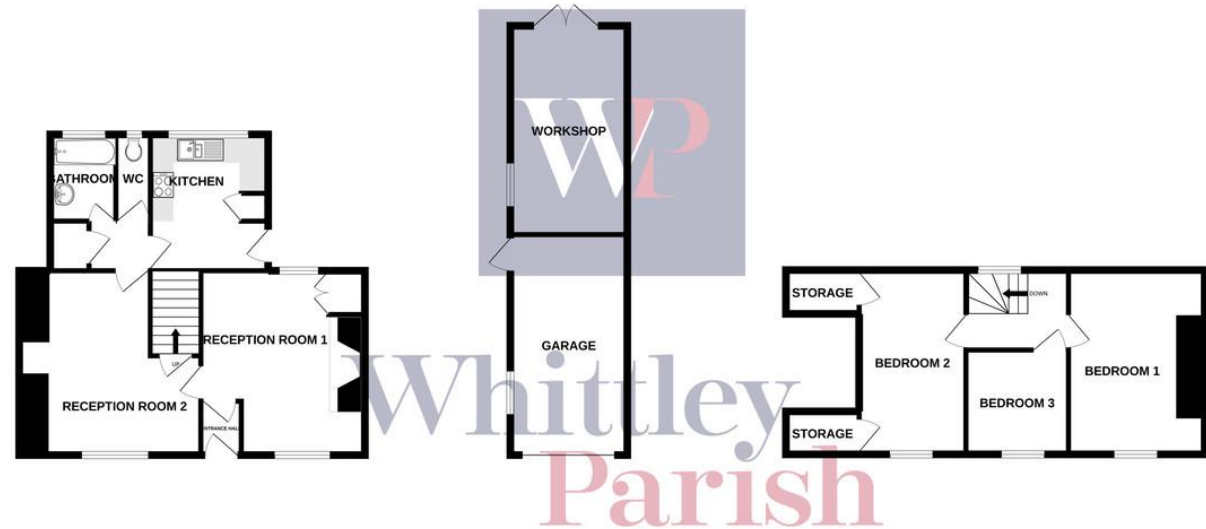
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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