



7 Great Back Lane | Debenham | Suffolk | IP14 6RD

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PROPERTIES

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7 Great Back Lane, Debenham, Suffolk, IP14 6RD

“A delightful two bedroom Victorian cottage situated in the highly sought after village of Debenham with attractive gardens & within easy reach of everyday amenities.”

Description

A rare opportunity to acquire a charming and spacious two bedroom Victorian cottage in the heart of Debenham, benefiting from front and rear gardens and detached outbuilding, all of which are just a stone's throw from the High Street and its wide range of amenities.

The accommodation comprises: Entrance hall, sitting room, dining room, kitchen, family bathroom, landing and two bedrooms.

About the Area

Debenham is a highly sought-after village with excellent amenities situated approximately 13 miles north of Ipswich and 10 miles from Stowmarket. The village offers a good range of local amenities which include doctors, local butchers, two hair salons, Co-op food store, hardware shop, fish and chip takeaway, bakery, public house and several interesting independent shops. The village further benefits from a highly regarded high school, primary school and a large leisure centre with indoor/outdoor exercise and fitness facilities as well as the Deben Lounge, Community Centre and an Indian takeaway.

There is easy access to road links including the A140 and A14 and a mainline rail link to London's Liverpool Street Station can be found at the nearby towns of Stowmarket, Diss and Ipswich.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

With wood flooring, cloak hanging space, window to side aspect and door to:

Sitting Room Approx 13'3 x 11'8 (4.0m x 3.6m)

A light and airy room with window to front aspect and feature inset with fireplace and wood burning stove, brick surround and tiled hearth. Wood flooring and door to:

Dining Room Approx 12'1 x 7'5 (3.6m x 2.2m)

Stairs rising to the first floor, under stairs cupboard, wood flooring, door to bathroom and opening to:

Kitchen Approx 9' x 8'3 (2.7m x 2.5m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for cooker and white goods, tiled flooring, window to rear aspect, stable door to rear opening onto the terrace and extractor.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment over, tiled walls, tiled flooring, mirrored shelving cabinet, frosted window to rear aspect and extractor.

First Floor Landing

Housing fuse board and doors to:

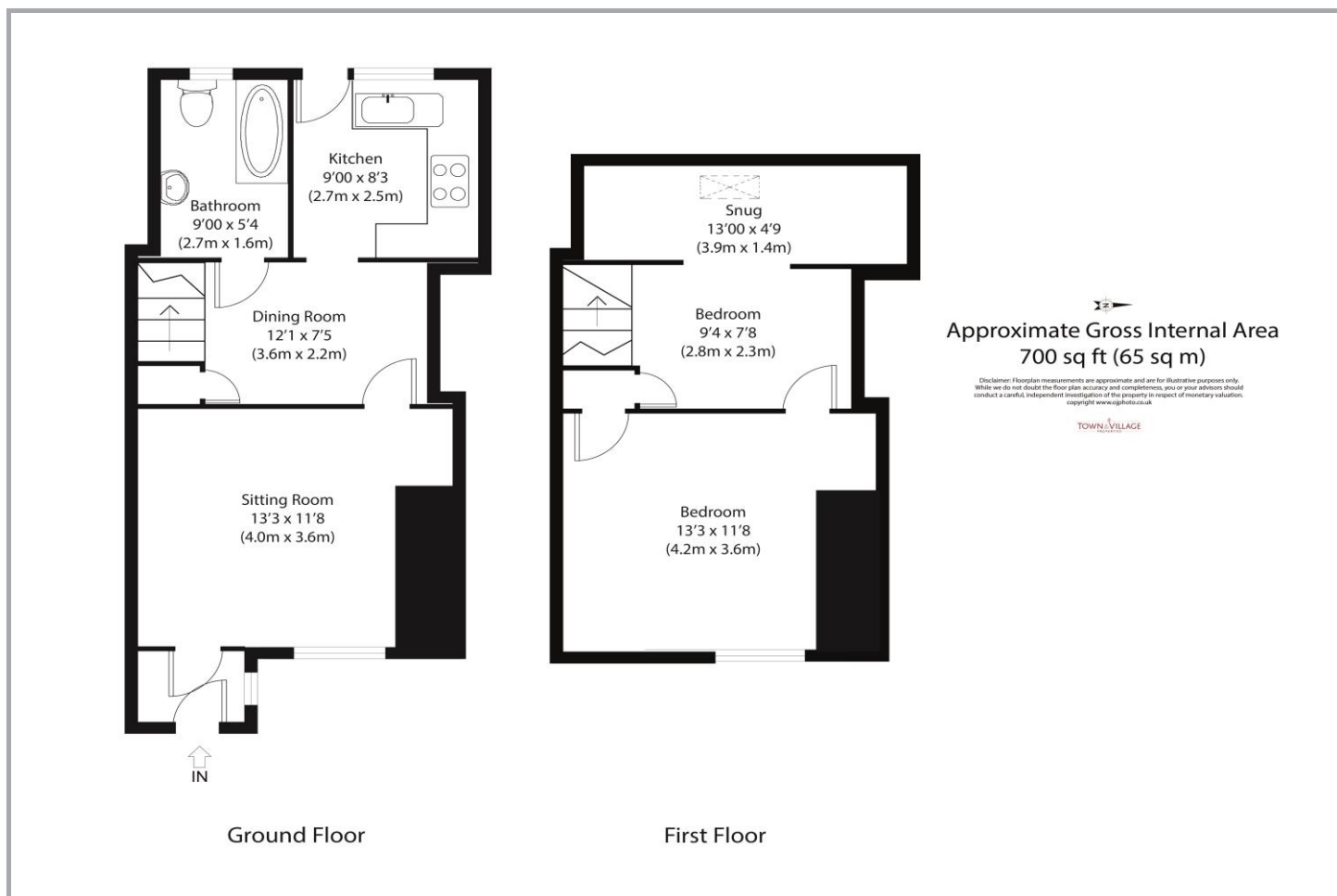
Master Bedroom Approx 13'3 x 11'8 (4.2m x 3.6m)

Double room with window to front aspect and shelving.

Bedroom Two Approx 9'4 x 7'8 (2.8m x 2.3m)

With oak flooring, housing the electric meters and opening to mezzanine area with skylight.





Outside

The property is accessed via steps up to a pathway leading to the front door and incorporates a small, shingled cottage garden to the front. To the rear are pretty and established cottage gardens, interspersed with a variety of established trees as well as flower and shrub borders. The boundaries are clearly defined by panelled fencing. There is also a terrace abutting the rear of the property. Also incorporated within the plot is a detached outbuilding ideal for a variety of uses.

Local Authority

Mid-Suffolk District Council

Council Tax Band – A

Services

Mains water, drainage and electricity. Oil-fired central heating.

Agents Notes

- We understand from our client that the property enjoys a right of way across Number 9 Great Back Lane.
- It is understood from our client that the white goods will be to remain.
- We understand from our client that the oil-fired boiler was recently refitted as of December 2022.





Disclaimer

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Energy performance certificate (EPC)

7, Great Back Lane Debenham STOWMARKET IP14 6RD	Energy rating D	Valid until: 20 July 2026 Certificate number: 2498-8087-7223-4966-1930
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Property type	Mid-terrace house
Total floor area	69 square metres

Rules on letting this property

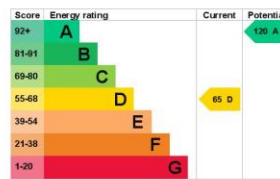
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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