



Rock Estates



Sackville Street
Debenham, Stowmarket, IP14 6RJ

Guide price £240,000



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Located in the sought after village of Debenham, this delightful end-terrace house on Sackville Street offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The kitchen/diner and inviting reception room provide a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The family bathroom and separate WC ensure all your daily needs are met with ease. One of the standout features of this property is the ample off-road parking available, which is a rare find in this area.

Situated within the catchment area for Debenham High School, this home is particularly appealing for families with school-aged children, providing access to quality education just a stone's throw away. The surrounding village offers a friendly community atmosphere, with local amenities and picturesque countryside nearby, making it an ideal location for those who appreciate both tranquillity and convenience.

Entrance Hall

Two storage cupboards. Stairs to first floor. Laminate flooring.

Kitchen/Dining Room

6'9" x 14'11" max (2.07 x 4.56 max)
Double glazed window to front. Wall and base level units with work surfaces over. Inset one and half bowl sink and drainer unit with mixer tap over. Space for oven, dishwasher, washing machine and fridge/freezer. Pantry cupboard. Tiled flooring,

Living Room

15'8" x 10'4" (4.78 x 3.15)

Double glazed window to rear. Door to rear. TV point. Radiator. Coving. Carpeted flooring.

Landing

Doors accessing all rooms. Airing cupboard. Storage cupboard.





Bedroom One
9'0" x 12'2" (2.76 x 3.71)
Double glazed window to rear. Radiator. TV point. Coving. Storage cupboard. Carpeted flooring.



Bedroom Two
11'1" x 6'5" (3.40 x 1.98)
Double glazed window to front. Radiator. Storage cupboard. Coving. Carpeted flooring.

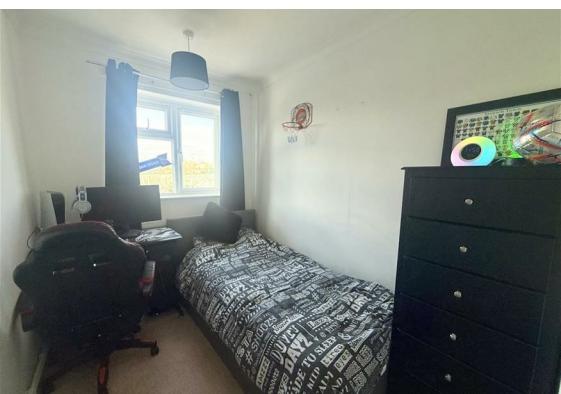
Bedroom Three
8'11" x 6'7" (2.72 x 2.03)
Double glazed window to rear. Radiator. Coving. Carpeted flooring.



Bathroom
Double glazed window to front. White suite comprising bath with shower over. Pedestal basin with mixer tap over. Part tiled walls. Radiator. Extractor fan.

WC
Double glazed window to front. Low level w/c. Radiator. Vinyl flooring.

Rear Garden
The rear garden is a well-maintained outdoor space, predominantly laid to lawn and ideal for both relaxation and entertaining. A raised decking area provides an excellent spot for outdoor dining or seating, while a brick-built storage shed offers practical storage for garden tools and equipment. The garden offers a versatile space suitable for families, gardeners, or those who enjoy spending time outdoors. The side gate provides access to a walkway leading to off road parking space.



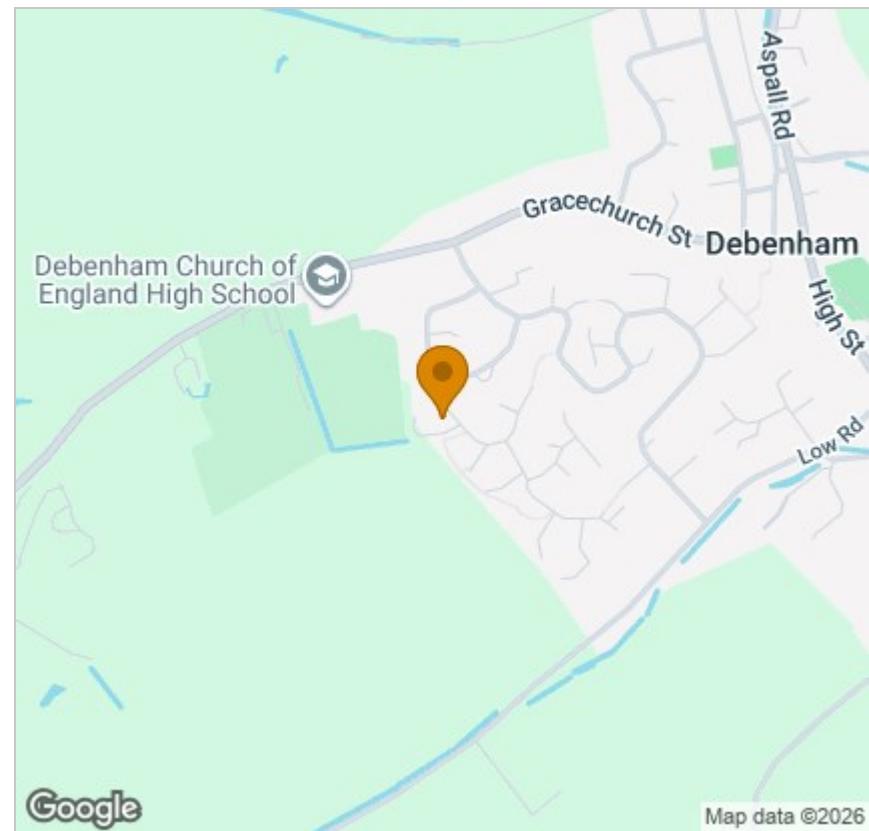
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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