



**Priory Lane, Debenham, Stowmarket, IP14 6QD**

**welcome to**

## **Priory Lane, Debenham, Stowmarket**

Tucked away in a private position, this 3-bed semi-detached home, constructed in 2020, is approached via a private driveway from Priory Lane, leading to a generous courtyard with ample parking. Built in keeping with the area's traditional character & enjoying views towards the village church.

### **Location**

Priory Lane is situated within the heart of Debenham's Conservation Area, just a short walk from the thriving village centre. Debenham offers an excellent range of independent shops and everyday amenities, including a Co-op supermarket, newsagent, butcher, greengrocer, florist, hardware store, cafés, traditional pubs, takeaways, hairdresser, a veterinary practice, doctors' surgery and a leisure centre. The village also benefits from Sir Robert Hitcham CEVA Primary School and Nursery and Debenham High School, making it a popular location for families.

Beyond Priory Lane, the property enjoys immediate access to the surrounding countryside. An extensive network of public footpaths leads through woodland, around the village lake and across open farmland, providing excellent opportunities for walking, running and enjoying the outdoors. The local play field, featuring children's play equipment and outdoor fitness facilities, together with the allotment gardens and village hall, further enhances the village's strong sense of community.

### **Hallway**

The spacious entrance hallway offers excellent practicality, with an under-stairs storage cupboard providing space for everyday essentials. There is also plenty of room for a shoe rack and coat stand, helping to keep the entrance organised and clutter-free.

### **Living Room**

The generously proportioned living room offers excellent space for seating and dining, making it ideal for everyday living and entertaining. A glazed door provides direct access to the rear garden, while an attractive fireplace creates an inviting focal point.

### **Kitchen**

This contemporary kitchen is thoughtfully designed for both convenience and practicality, featuring an integrated water softener, electric cooker, fridge freezer, and combined washing machine and dryer. The window overlooks the courtyard, providing a pleasant outlook and adding to the light, airy feel of the room. Recessed spotlights complement the finish, and there is ample space for a dining table, making this an ideal setting for both everyday dining and entertaining.

### **Cloakroom**

The ground floor cloakroom is fitted with a contemporary vanity unit incorporating a wash hand basin with useful storage beneath, together with a modern WC. A frosted side window provides natural light while maintaining privacy. Conveniently accessed from the hallway, it provides a practical facility for everyday use and guests.

### **First Floor Landing**

The first floor landing provides access to Bedrooms One, Two and Three, together with the family bathroom. A side window fills the space with natural light, creating an airy feel.

### **Bedroom One**

A generous principal bedroom enjoying views over the rear gardens and benefiting from a private en-suite shower room.

### **En-Suite**

The en-suite shower room offers a contemporary finish with a modern vanity unit, WC, and shower enclosure with a waterfall shower head. Marble-effect tiled walls add a stylish finishing touch.





### **Bedroom Two**

The second bedroom enjoys views over the courtyard and mature trees within the gardens of neighbouring properties. There is ample space for a double bed and wardrobe.

### **Bedroom Three**

Offering a pleasant outlook over the rear gardens, this versatile room provides a comfortable space within the home.

### **Bathroom**

The family bathroom features a bath and adjustable shower head, complemented by stylish tiled walls and modern spotlights.

### **Rear Garden**

The enclosed rear garden offers scope for landscaping and further enhancement, with a modern shed and paved seating area already in place. Evergreen planting along one boundary provides additional privacy, while practical features include an external water tap and discreet bin storage to the side of the property.

### **Front Garden / Parking**

The property benefits from off-road parking for two vehicles, together with two shared visitor parking spaces situated just outside the courtyard wall. Mature shrub planting creates an attractive frontage, and the electric vehicle charging point is conveniently located nearby.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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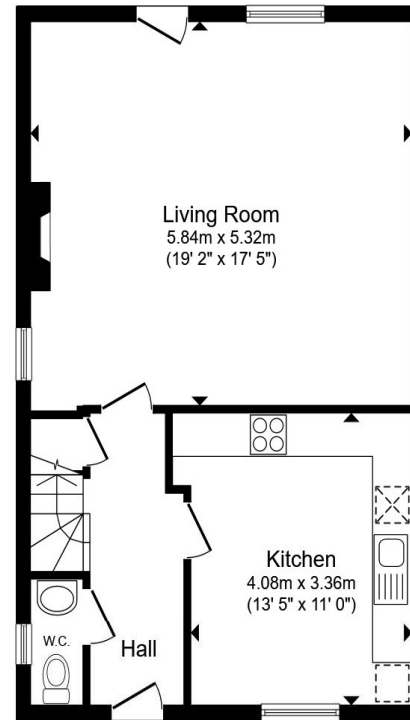
## Priory Lane, Debenham, Stowmarket

- 3-Bed Semi-Detached Home
- Underfloor Heating Throughout The Ground Floor
- Energy-Efficient Air Source Heat Pump
- Electric Vehicle Charging Point
- Integrated Kitchen

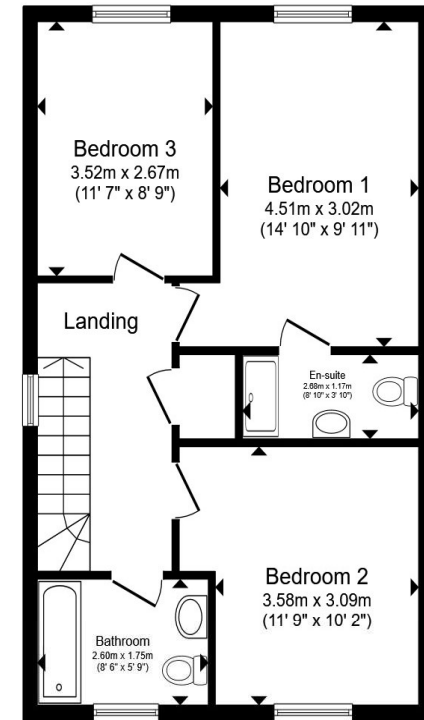
Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of

**£415,000**



Ground Floor



First Floor

Total floor area 109.6 m<sup>2</sup> (1,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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