

A beautifully presented, four bedroom extended family home set along a no-through road, just a short distance from the centre of the village.

Guide Price
£735,000 Freehold
Ref: P7360/J

Clayhithe
Cherry Tree Lane
Debenham
Stowmarket
Suffolk
IP14 6QT



Entrance Hall, inner hall, 34' open plan sitting and dining room, kitchen, garden room, utility room and cloakroom.

Principal bedroom with en-suite shower room, three further bedrooms and family bathroom.

Driveway, garage and stores.

Large south facing rear garden.

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Location

Clayhithe will be found along Cherry Tree Lane, close to the centre of the village. Debenham is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further excellent schooling in both the state and private sectors. The County town of Ipswich (14 miles) and Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations with regular services to London's Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively. The Suffolk heritage Coast, with towns such as Aldeburgh, is approximately 24 miles. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

Description

Clayhithe is a beautifully presented four bedroom extended family house located just a short walking distance from the centre of Debenham. The 'hub' of the house comprises a wonderful open plan 34' sitting and dining room, which links extremely well with the kitchen/breakfast room and the delightful garden room. On the first floor there is a principal bedroom with well fitted en-suite shower room, together with two further double bedrooms, a single bedroom and a family bathroom.

Outside there is a generous driveway to the front of Clayhithe, together with garage and stores. To the rear of the property is a large patio area and garden, which faces almost due south and enjoys the sun throughout the day. The rear garden is extremely private, and from the top of the bank there are impressive views across the surrounding roofscape to the west, from where you can enjoy the sunsets.

The Accommodation

The House

Ground Floor

A part glazed wood effect composite front door opens into the

Entrance Hall

A spacious area for receiving guests and with window overlooking the driveway and garden. Built-in cloak cupboard with shelved storage unit to the side, radiator and door to



Cloakroom

With WC with concealed cistern and pedestal wash basin. Engineered wood flooring, radiator and extractor fan.

Returning to the Entrance Hall, an opening leads through the

Inner Hall

With staircase rising to the first floor with useful understairs storage cupboards, engineered wood flooring and half-height panelling. Radiator, downlighters and door off to

Utility Room

With window on the gable elevation, together with a range of cupboard units with wooden block work surface over incorporating a stainless steel sink with mixer tap. Recess and plumbing for washing machine and tumble dryer. Tiled flooring, heated towel rail and downlighters.

Returning to the Entrance Hall, a further door provides access to the

Kitchen 17' x 12'2 (5.18m x 3.71m)

A wonderfully bright room with windows on the front and side elevation, together with a part glazed stable type door providing access to the driveway. The kitchen is fitted with a good range of cupboard and drawer units with quartz worksurfaces over incorporating a butler sink with carved drainer to the side and mixer tap over. Recess for range cooker with light and extractor hood over, together with integral Bosch dishwasher and upright fridge/freezer. Engineered wood flooring throughout, downlighters, radiator and wide opening through to the



Sitting & Dining Room 34' x 12' (10.36m x 3.66m)

A stunning, open plan reception room. The dining area links wonderfully well with the Kitchen and adjoining Garden Room, whilst the Sitting area benefits from twin aspects together with a bespoke range of fitted cupboards and shelves. Open fireplace containing the Hamlet woodburning stove with slate tiled hearth and carved stone surround. Wall light points, TV and telephone points and radiators.





From the Dining Room area, a second wide opening leads through to the

Garden Room 12'11 x 12'3 (3.94m x 3.73m)

An impressive addition to the house with aluminium framed bi-fold doors providing plenty of light and access to the patio and garden. Velux window lights, radiator and spotlighting.



From the Inner Hall, a staircase rises to the

First Floor

Landing

With window on the front elevation overlooking the driveway and Cherry Tree Lane. Airing cupboard, access to roofspace, downlighters and doors off to

Bedroom One 15'10 x 12' (4.83m x 3.66m)

A generous, twin aspect double bedroom with large casement window on the rear elevation overlooking the garden. Range of fitted wardrobe cupboards, radiator, wall light points and door to

En-Suite Shower Room

With fully tiled walk-in shower enclosure, WC with concealed cistern and mounted wash basin with mixer tap and tiled splash black. Heated towel rail, downlighters and extractor fan.



Bedroom Two 17' x 12' (5.18m x 3.66m)

A double bedroom with casement window overlooking the driveway and Cherry Tree Lane. Radiator.



Bedroom Three 12' x 9'5" (3.66m x 2.87m)

Another twin aspect double bedroom, that enjoys the sun throughout the day, and overlooks the rear garden. Radiator.



Bedroom Four 8'6" x 7'8" (2.59m x 2.34m)

Currently used as a study with casement window overlooking the garden. Radiator.

Bathroom

With suite comprising bath with centre align mixer tap, tiled shower enclosure, WC with concealed cistern and mounted wash basin with storage cupboards under. Half-height panelling, heated towel rail and engineered wood flooring. Downlighters and extractor fan.



Outside

Clayhithe is located along a delightfully quiet no-through road, just a short walking distance from the centre of the village.

To the front of the property is a generous shingle driveway, for the parking and turning of a number of vehicles and which leads up to the **single garage** (approximately 5m x 2.85m) with up and over door and power and light connected. Adjoining the garage is a **timber framed secure lean-to store** (approximately 4.7m x 1.9m), whilst to the rear of the garage is an additional store (approximately 2.18m x 2.18m square).

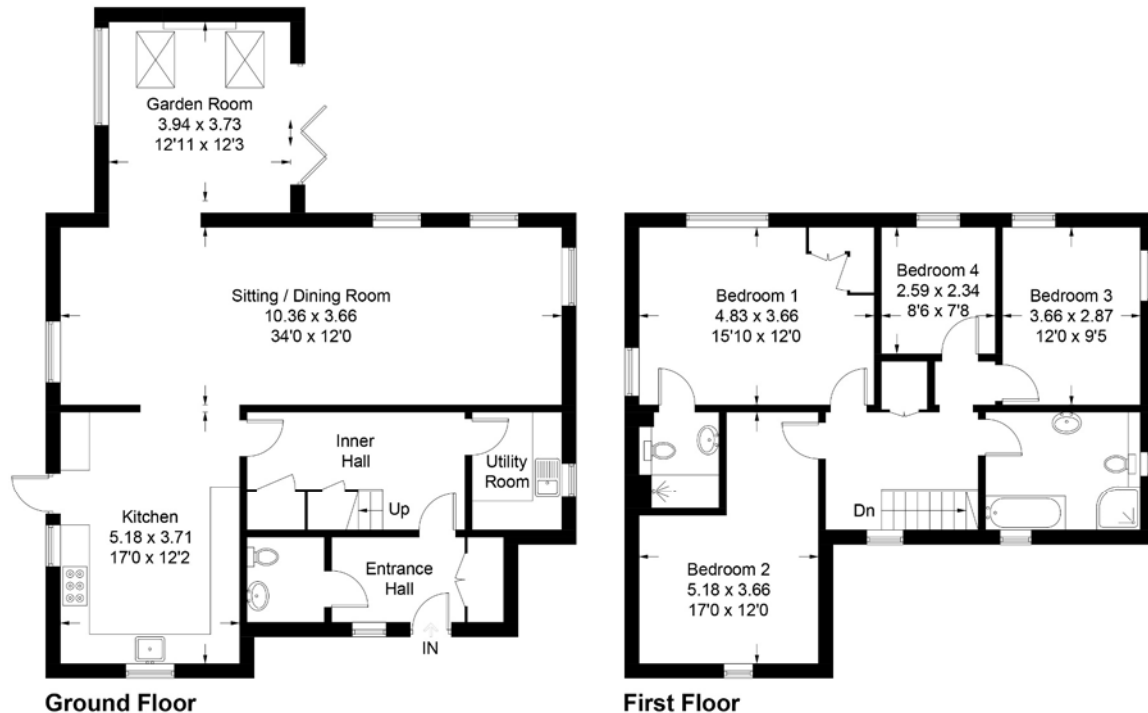
Clayhithe enjoys a delightful south facing rear garden. Immediately adjoining the rear of the property is a large patio area, that can be accessed from the Garden Room and with a paved pathway that returns to the front of the property. The garden is predominantly laid to grass for ease of maintenance, but is exceedingly private and enclosed within established hedging, together with a number of mature trees. To the rear of the garden is a bank, from the top of which you can enjoy views across the surrounding roofscape to the west and sunsets in the evening.





Clayhithe, Debenham

Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity and drainage. Oil-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E

Council Tax Band F; £3,067.08 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

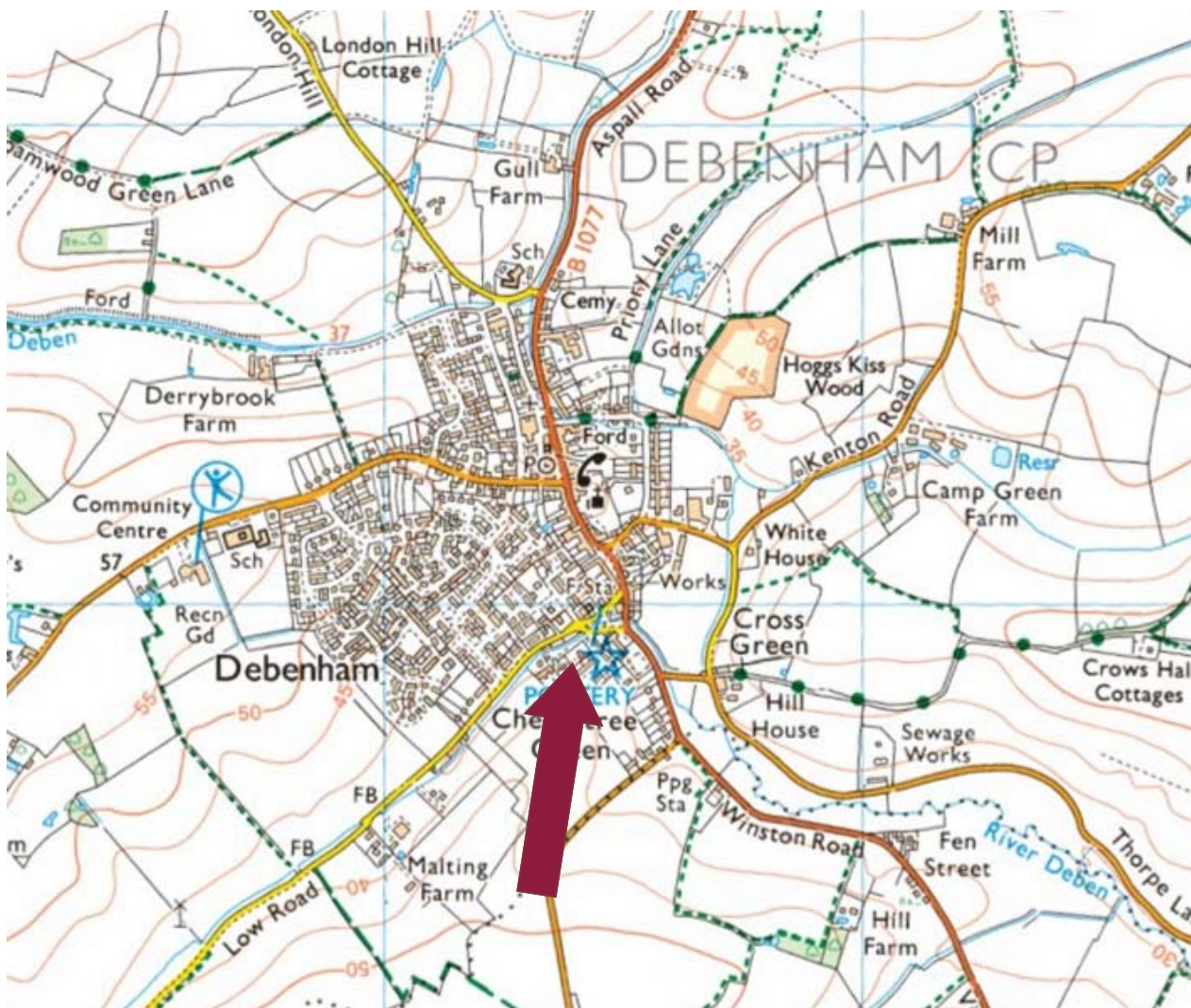
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2024

Directions

Proceeding into the village from the south along Ipswich Road, turn left onto Cherry Tree Lane immediately after the veterinary practice. Continue along Cherry Tree Lane, bearing slightly right just after Deben Rise, and the property will be found a short way along, down an unmade track on the left hand side.

For those using the What3Words app: [///welfare.stung.unhappily](https://welfare.stung.unhappily)



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