

oakheart



£190,000  
Offers In Excess Of  
Cross Green, Debenham

Situated in the Suffolk village of Debenham, this two bedroom mid terrace home enjoys a pleasant residential setting with a friendly community feel. Debenham is well served by a range of local amenities, making it a convenient location for families, professionals, or first-time buyers.

The property is approached via an enclosed porch, providing a sheltered space for coats and shoes before stepping into the dining room, which forms the heart of the home. This room features a window to the front and stairs rising to the first floor, creating a welcoming space for everyday living.

To the right of the dining room, a doorway leads into the lounge, a bright and inviting room with a front facing window and patio doors opening directly onto the rear

garden. The lounge provides a comfortable area for relaxing or entertaining, with a seamless flow to the outdoor space, ideal for enjoying the warmer months.

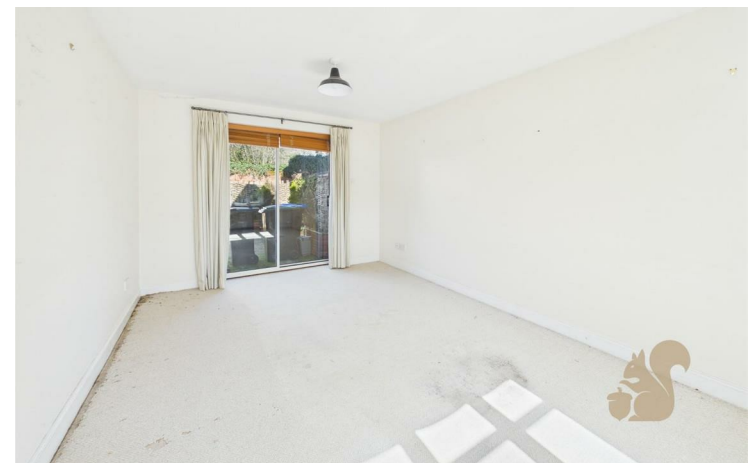
Returning to the dining room, a door leads into the kitchen at the rear of the property. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. A rear facing window allows natural light to fill the room, while a door provides direct access to the garden, which is perfect for al fresco dining.

Upstairs, the landing provides access to all first floor rooms. Bedroom one is a generous space with dual aspect windows to the front and rear, filling the room with natural light. The second bedroom is also bright and airy, and is positioned to the front of the property. Completing the first floor accommodation is a spacious family

bathroom comprising of a white four piece suite.

Externally, the property features a low-maintenance patio garden, providing an ideal area for outdoor seating, entertaining, or simply enjoying some quiet time outdoors.

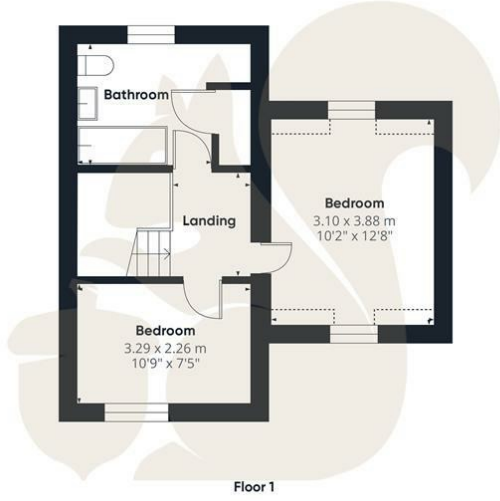
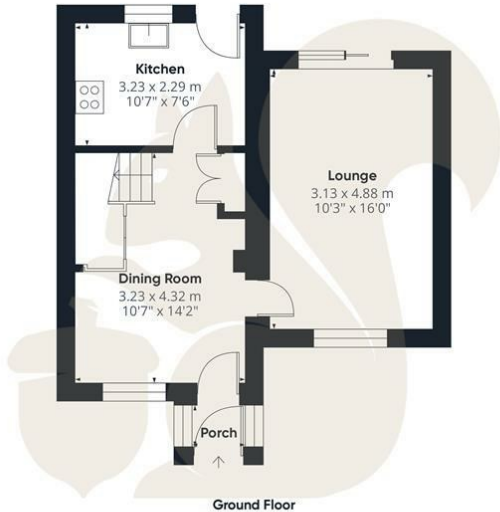
With its convenient location close to amenities, this home offers a fantastic opportunity for buyers seeking a well-proportioned property in a popular Suffolk village.











**oakheart**

**GLA<sup>®</sup>**  
79.34 m<sup>2</sup>  
853.97 ft<sup>2</sup>

**Total**  
79.34 m<sup>2</sup>  
853.97 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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.

Oakheart Bury St Edmunds  
01284 331077  
bury@oakheart.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

**oakheart**