

oakheart



£700,000

Guide Price

The Butts, Debenham

Situated on the edge of the popular village of Debenham, this beautifully presented four bedroom detached family home offers an exceptional blend of contemporary style and everyday comfort.

A welcoming entrance hallway with a convenient ground floor cloakroom sets the tone for the accommodation beyond. The generous living room is bathed in natural light from a front facing window and French doors opening directly onto the garden. A charming log burner creates a warm and inviting focal point, ideal for cosy evenings and family gatherings.

At the heart of the home is a stunning open-plan kitchen/dining/family room. The contemporary fitted kitchen features Bosch and Neff integrated appliances and flows

seamlessly into the dining area and relaxed sitting space, creating a superb hub for entertaining and everyday life.

Leading from the kitchen is a practical utility room featuring an integrated Bosch freezer, a range of fitted storage units and further direct access to the garden.

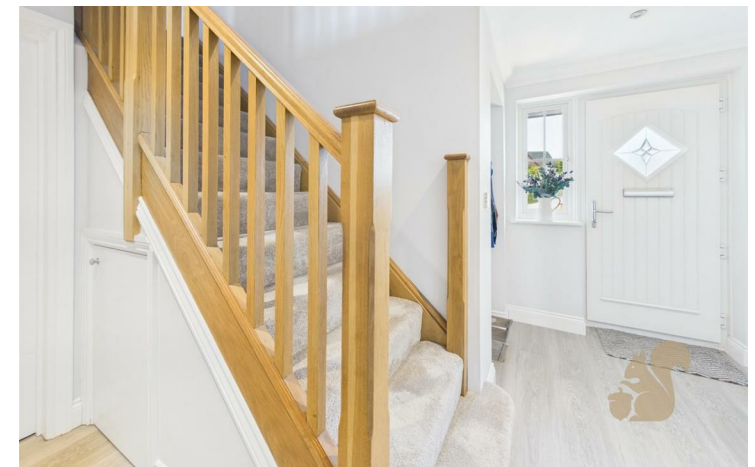
Upstairs, are four family bedrooms. The spacious principal suite has fitted wardrobes plus an en-suite shower room. The remaining bedrooms are served by a modern four-piece family bathroom, offering both practicality and comfort.

Outside, the property continues to impress with a well-maintained rear garden, featuring a stylish patio area ideal for outdoor dining and entertaining, together with a

pergola and external lighting. The garden also benefits from direct access to the garage, and a gated entrance at the rear.

The garage is positioned to the rear of the property and benefits from an electric roller shutter door, with tandem parking in front providing space for two vehicles. A further side driveway offers additional parking for approximately three more cars.

Combining generous accommodation, stylish interiors and excellent parking, this outstanding family home enjoys a desirable village location and presents a superb opportunity for buyers seeking space, quality and convenience.



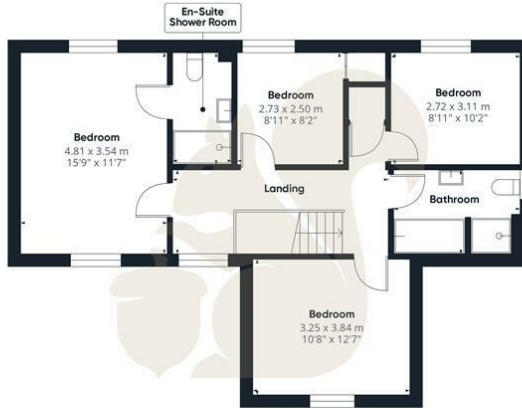








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

159.54 m²
1717.29 ft²

Main building total

159.54 m²
1717.29 ft²

Building 2 total

23.48 m²
252.73 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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