



Immaculately presented spacious cottage

Mulberry Lodge, Woodbridge Road, Debach, Woodbridge, Suffolk, IP13 6BY

Freehold



4 bedrooms • 3 bathrooms (one en suite) • open plan kitchen/reception room • sitting room/bedroom 4 • south west facing garden • ample parking • about 0.27 acre

Local information

Debach is a small village in mid Suffolk, 4.2 miles to the west of Woodbridge and 7.6 miles to the south of Framlingham. Ipswich, the county town of Suffolk is some 9.9 miles to the south.

Woodbridge is an attractive market town situated on the River Deben. It offers an incredible array of amenities, including an independent cinema, boutique shops, delicatessen, cafés, restaurants and public houses. A railway station offers trains to London Liverpool Street via Ipswich (from 92 minutes).

Framlingham is a delightful market town centred on the magnificent 12th century castle. Framlingham has a great selection of independent shops and a twice weekly farmers' market.

A wider variety of shopping, commercial and leisure facilities are available in Ipswich. A railway station offers direct trains to London Liverpool Street (from 65 minutes).

All mileages and time are approximate.

About this property

Mulberry Lodge is an especially pretty cottage, set back from the road. Approached via a five bar gate and an expansive shingle drive, providing ample parking, the house presents an attractive weatherboard façade, with peg and pantiles. Entrance is to a well-presented kitchen and reception room. The well-

designed kitchen has an integrated double oven, hob, fridge and freezer. The living area is an excellent triple aspect space with a wood burning stove and French windows leading to a partially covered terrace and the garden. The principal bedroom is a particularly pleasant room, with French windows and an en suite shower room. A twin bedroom, family bathroom and storage complete the downstairs accommodation. Pine stairs lead to a first floor landing with parquet floors, which leads to a bedroom and shower room. The double bedroom has French windows leading to a wonderful balcony overlooking the garden. The shower room connects to a second landing and a linen store. To the side of the property is a verdant, south west facing garden with numerous trees, partially surrounded by wooden fencing and a hedge. An open store at the rear of the property provides a useful space for wood storage.

Services
Mains water and electricity, private drainage; oil fired central heating.

Tenure

Freehold

Local Authority

East Suffolk District Council
Council Tax Band A

EPC rating = C

Viewing

Strictly by appointment with Savills

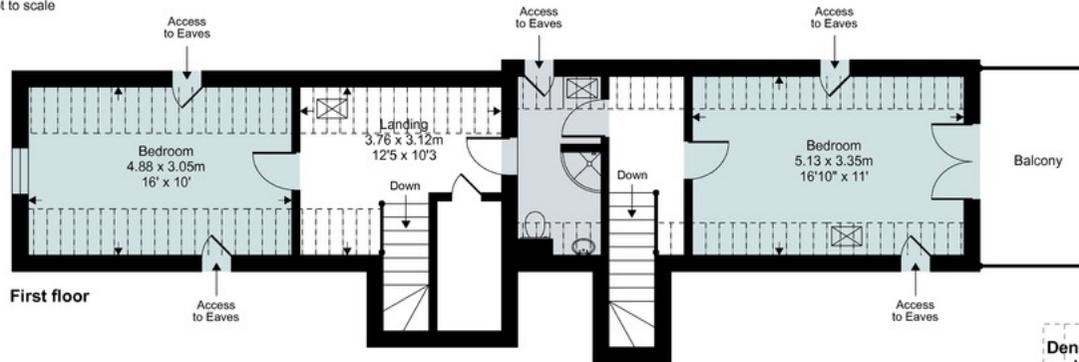




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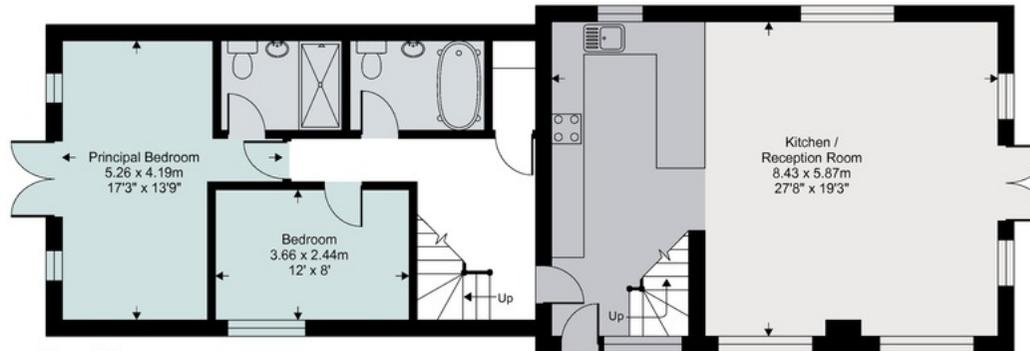
Approximate Area = 1472 sq ft / 136.7 sq m
 Limited Use Area(s) = 252 sq ft / 23.4 sq m
 Total = 1724 sq ft / 160.2 sq m

For identification only - Not to scale



First floor

Denotes restricted head height



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2021. Produced for Savills (UK) Limited. REF: 779058

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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