

Marloes, Debenham Road,  
Crowfield



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& Parker

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## A highly attractive, light detached family home with stylish accommodation, in a peaceful and popular village setting

Marloes is a beautifully presented family home, offering almost 2,000 sq ft of stylish accommodation, to the main house, arranged over two floors. Situated in the popular village of Crowfield, the property features attractive white rendered and timber-clad elevations, with south-east facing gardens to the rear backing onto open fields.

The ground floor is well arranged for both family living and entertaining, with a welcoming reception hall leading to three reception rooms. The principal drawing room sits at the heart of the home, with wooden flooring, a contemporary fireplace and a media wall. A square-arched opening connects to a light-filled garden room, which opens onto the rear garden via French doors. To the front, the sitting room provides further comfortable space in which to relax.

The impressive 26 ft open-plan kitchen and dining room offers an excellent sociable setting, fitted with handmade bespoke shaker-style cabinetry, integrated appliances and low-level lighting, with space for a family dining table. Bi-fold doors open onto the rear terrace, creating a seamless connection with the garden.

On the first floor, a galleried landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from extensive built-in storage and an en suite shower room, with a second bedroom also en suite. The remaining bedrooms are served by a family bathroom with both bath and separate shower.

To the front, a gravel driveway provides ample parking and access to the detached double garage, with mature hedging and an area of lawn to the side. The rear gardens enjoy a south-easterly aspect and back onto open fields, comprising a paved terrace and a well-maintained lawn surrounding the property on two sides, bordered by mature hedging and stocked beds with a variety of shrubs and flowering perennials.



### Location

The small village of Crowfield, set within the Mid-Suffolk countryside, provides a peaceful rural setting while remaining conveniently placed for access to nearby towns. Everyday amenities are available in neighbouring villages, with more comprehensive facilities found in Debenham and Needham Market, both of which offer a range of shops, cafés and local services. The county town of Ipswich lies approximately 8 miles to the south, providing extensive shopping, cultural and leisure facilities. The area is well regarded for schooling, with a number of highly regarded independent options within easy reach, including Ipswich School, Ipswich High School and Framlingham College. The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits. For commuters, Needham Market railway station provides regular services to Ipswich, with onward direct connections to London Liverpool Street. Road communications are also good, with the A14 giving access to Bury St Edmunds, Cambridge and the wider motorway network.

Postcode region: IP6

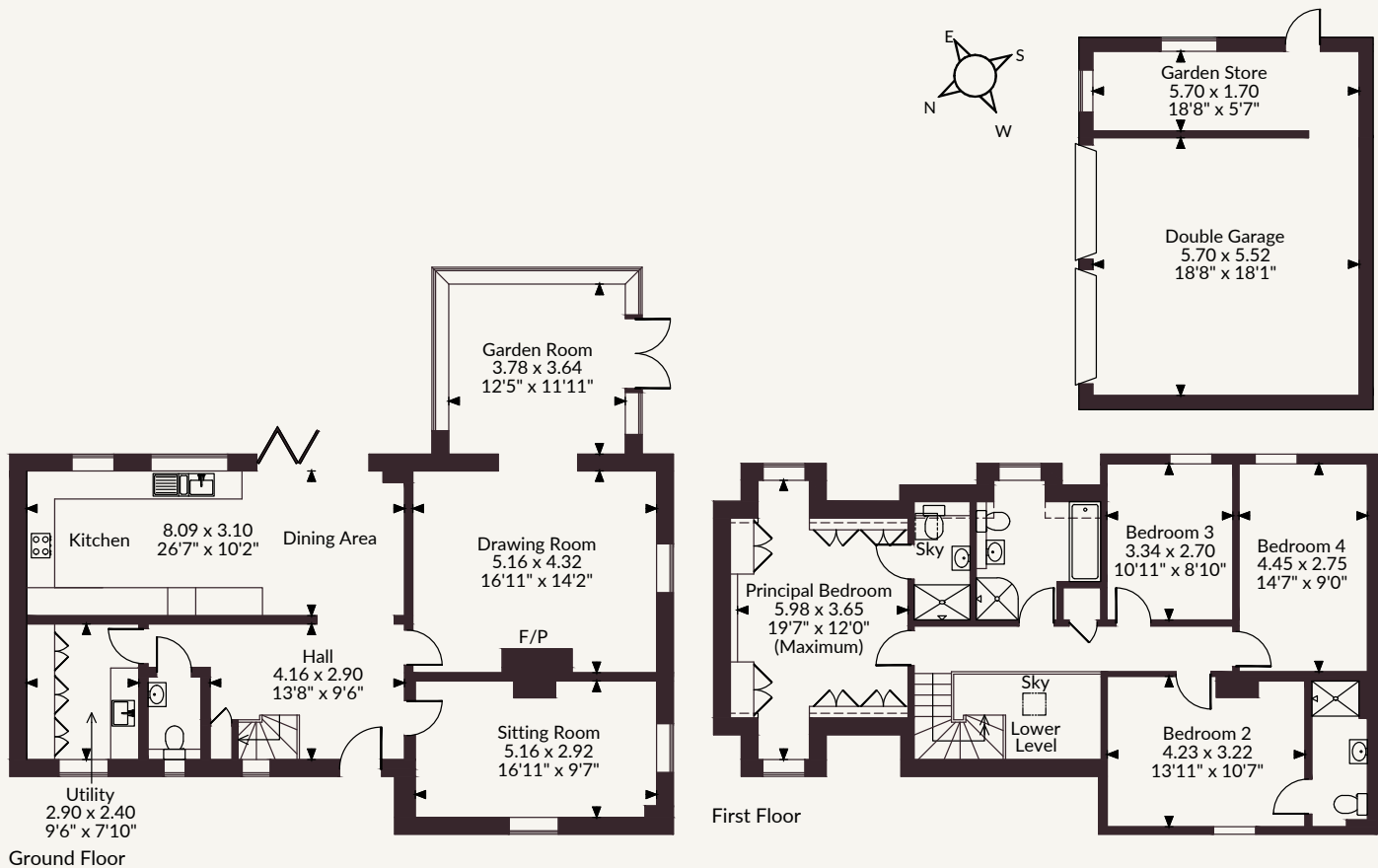
### General

Local Authority: Mid Suffolk District Council  
Services: Oil-fired central heating. All other main services are connected. EV charger.  
Council Tax: Band F  
EPC Rating: D  
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**2,413 sq ft (224 sq m)**  
**3 reception rooms**  
**4 bedrooms**  
**3 bathrooms**  
**Large garden**  
**Detached double garage**  
**Backing onto open fields**  
**Freehold**  
**Village**

**Guide price £675,000**





The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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## Strutt & Parker Suffolk

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