



Rock Estates



Millfield Drive
Buxhall, Stowmarket, IP14 3RX

Offers in excess of £465,000



Millfield Drive

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- Quintessential Suffolk Village Of Buxhall
- Four Bedroom Detached Family Home
- Spacious Plan Kitchen/Diner With Bi-Fold Doors Leading Out Onto The Rear Garden
- Downstairs W/C, First Floor Family Bathroom & Ensuite To Master Bedroom
- Double Garage & Ample Off Road Parking
- Spacious Lounge With Central Fireplace
- Secluded Rear Garden
- No Onward Chain
- ** Guide Price: £465,000 - £475,000 **

A rare opportunity to acquire this beautiful detached four-bedroom family home, perfectly positioned on the sought-after Millfield Drive in the quintessential Suffolk village of Buxhall.

Designed for modern family living, the property blends style, practicality, and comfort, with light-filled interiors and versatile spaces for both relaxing and entertaining. The heart of the home is a stunning open-plan kitchen and dining area with bi-fold doors opening seamlessly onto the rear garden, ideal for alfresco dining and summer gatherings. The sitting room is bright and inviting, centred around a charming fireplace and enjoying direct access to the garden. Upstairs, four well-proportioned bedrooms include a principal suite with a luxurious en suite, while the versatile fourth bedroom can easily serve as a study, playroom, or guest room.

Outside, a block-paved path leads to the main entrance, with a neat front lawn and vibrant flower borders. A gravel driveway provides off-road parking and access to a double garage, while the rear garden offers a central lawn, raised planting, and a paved terrace, perfect for entertaining or simply relaxing in privacy. Combining modern style, flexible family spaces, and a tranquil village location, Gunners House is an exceptional home ready for its next family.

Buxhall: Nestled in the heart of Suffolk, Buxhall is a quintessentially British village, brimming with charm and community spirit. Known for its picturesque streets, historic buildings, and tranquil countryside, it offers a peaceful retreat while remaining well-connected to nearby towns such as Stowmarket. The village is at the heart of community life, with the monthly Buxhall Broadcast magazine keeping residents informed of local events, activities, and gatherings. From seasonal fairs to village socials, Buxhall provides a warm, welcoming environment that perfectly blends traditional village life with modern convenience.

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Entrance Hall 10'10" x 13'8" (3.31 x 4.18)
Step into a warm and welcoming entrance hall that instantly sets the tone for this stylish home. The sweeping staircase rises elegantly to the first floor, while a cleverly designed understairs cupboard keeps everyday essentials neatly tucked away. Flowing seamlessly, doors open to all principal rooms, along with a further door leading to:

Cloakroom 4'11" x 4'3" (1.50 x 1.30)
A stylish and practical space, complete with a contemporary wall-hung wash hand basin with tiled splashback and a modern low-level W.C. The obscure glazed front window allows natural light through while maintaining total privacy, the perfect blend of function and design.

Sitting Room 11'8" x 20'5" (3.56 x 6.23)

An inviting dual-aspect living space, flooded with natural light from the front-facing window and elegant French doors that open directly onto the garden, perfect for summer evenings and effortless indoor-outdoor living. At its heart, a charming central fireplace offers a cosy focal point, making this the ideal room for both relaxed family time and stylish entertaining.

Open Plan Kitchen/Dining Room 19'9" x 10'11" (6.04 x 3.35)

The true heart of the home, this stunning open-plan kitchen and dining space has been thoughtfully designed for modern family living and stylish entertaining. Bi-fold doors span the rear, creating a seamless flow to the garden and inviting effortless alfresco dining in the warmer months. The kitchen itself is a showpiece, with sleek wall and base units set beneath luxurious quartz work surfaces, all centred around a striking island complete with butler-style sink and mixer tap, perfect for both meal prep and casual gatherings. High-quality integrated appliances include a dishwasher, two ovens, fan on the bottom and convection on the top which can also grill, induction hob with extractor, and an American-style fridge freezer. The dining area comfortably accommodates a family table, while a convenient side door opens directly to the driveway. Elegant tiled flooring ties the space together, leading effortlessly through to:

Utility Area 8'7" x 9'8" (2.63 x 2.97)

A cleverly designed, dedicated space that keeps the essentials neatly tucked away. Fitted with additional base units and work surfaces for extra storage or prep space, it's perfect for keeping the kitchen clutter-free when entertaining. With plumbing and space for a washing machine, this practical room ensures everyday living runs smoothly.

First Floor Landing 10'5" x 9'3" (3.19 x 2.83)

A bright and airy galleried landing, filled with natural light from the front-facing window, creates a welcoming sense of space at the heart of the first floor. Practical touches include an airing cupboard, loft access, and radiator, with doors leading to all bedrooms.

Master Bedroom 12'5" x 10'5" (3.81 x 3.20)

A generous and light-filled principal bedroom overlooking the rear garden, offering a peaceful retreat at the end of

the day. Complete with a built-in wardrobe for streamlined storage and a private door leading to:

Ensuite 8'11" x 4'1" (2.74 x 1.27)
A sleek and contemporary en suite designed for everyday luxury. The double shower cubicle with both rain head and hand-held options creates a spa-like experience, complemented by a modern vanity unit with inset basin and mixer tap, low-level W.C. and stylish tiled flooring and splashbacks. An illuminated mirror and side-facing obscure glazed window ensure the space feels both bright and private, while an extractor fan adds practical comfort.

Bedroom Two 11'8" x 12'6" (3.56 x 3.83)

A wonderfully spacious double bedroom with a peaceful rear aspect, complete with a built-in double wardrobe, the perfect blend of comfort and practicality.

Bedroom Three 11'8" x 8'0" (3.56 x 2.44)

A bright and airy double bedroom with a front-facing aspect, featuring a built-in wardrobe for effortless storage, a versatile space ideal for a child, guest, or home office.

Family Bathroom 8'11" x 5'10" (2.73 x 1.80)

A bright and practical family bathroom designed for everyday comfort. Featuring a panelled bath with mixer tap and shower attachment, a pedestal wash hand basin with elegant tiled surround, and a low-level W.C., this space combines style with functionality. An obscure glazed front window fills the room with natural light while maintaining privacy, complemented by a radiator and extractor fan for convenience.

Bedroom Four/Study 6'11" x 7'10" (2.13 x 2.41)

Thoughtfully reconfigured from the original layout, this versatile room can effortlessly serve as a home office, playroom, or additional bedroom, ideal for adapting to your family's changing needs.

Outside

To the front, a charming block-paved path leads to the main entrance, flanked by a neat lawn and vibrant, well-stocked flower borders, creating an inviting first impression. A gravel driveway to the side provides ample off-road parking for multiple vehicles.

The rear garden is a true highlight, featuring a central lawn framed by raised planted borders, and a paved terrace directly adjoining the home, ideal for alfresco dining, summer entertaining, or simply relaxing outdoors. Practical touches include an outside water tap, wall-mounted lighting, and a side pedestrian gate giving convenient access to the front.

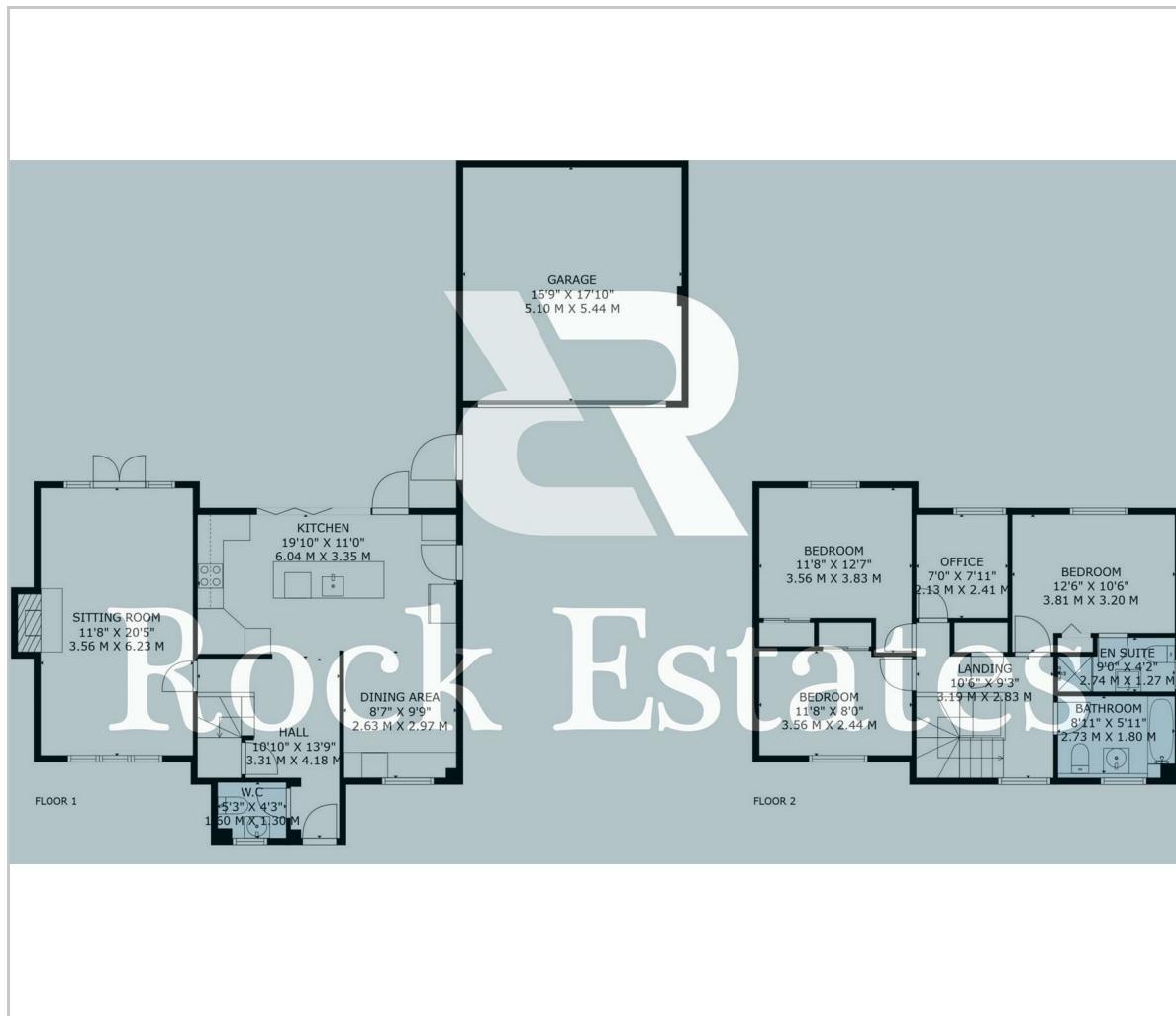
Additional garden space behind the double garage with an apple tree, mature vines, ideal for a morning coffee.

Double Garage 16'8" x 17'10" (5.10 x 5.44)

Double Garage: Equipped with an up-and-over door, plus power and lighting, perfect for storage, hobbies, or secure parking.



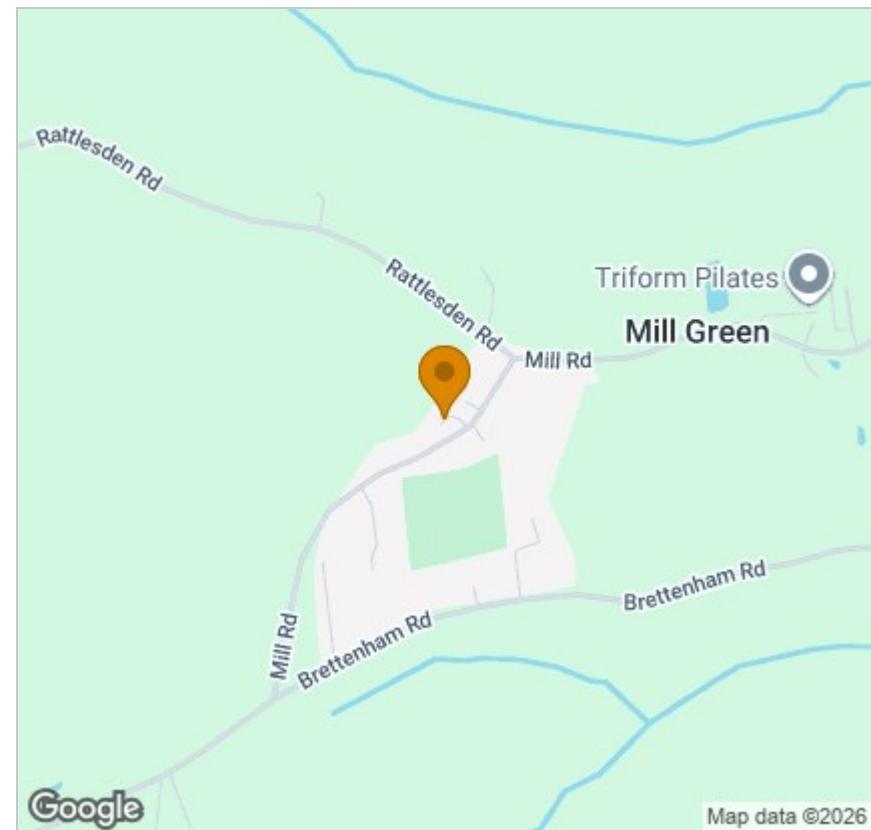
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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