

A modernised spacious three bedroom house located within a rural village. Driveway parking and double garage.

Rent £1,200 pcm
Ref: R836

1 Church Cottages
Debenham Road
Mickfield
Stowmarket
Suffolk
IP14 5LF



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

1 Church Cottages is situated in the village of Mickfield and is ideally located for access to the A140 (approximately 1 mile) and the large village of Debenham (4 miles). Debenham is considered to be one of East Suffolk's most desirable settlements, benefiting from excellent shops and businesses including a small supermarket with post office, hardware store, newsagents, tea shop, doctors surgery, greengrocers, vets practice, public house and leisure centre. It is also served by Sir Robert Hitcham CEVAP Primary School and Debenham High School which is regarded as one of the best schools in East Anglia.

The county town of Ipswich is approximately 13 miles to the south and Stowmarket is approximately 7 miles to the west. Both have main line railway stations, with trains to London's Liverpool Street station taking just over the hour. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. The historic City of Norwich is about 34 miles to the north as the crow flies.

Ground Floor

Entering at the rear of the property through a partially glazed door into

Utility Room 10'1 x 9'0 (3.07m x 2.74m)

Double base unit with stainless steel sink. Space and plumbing for washing machine. Double panel radiator.

Cloakroom

With low level flush WC and wash hand basin. Single panel radiator. Mirror with shelf under. Wall mounted light. Obscure glazed window to rear.

From the utility room a door leads into

Kitchen 14'6 x 8'3 (4.41m x 2.51m)

With a range of cream shaker style units with black roll top worksurface over and tiled surround. Space for cooker with extractor hood over. Space and plumbing for dishwasher. Extractor fan. Double panel radiator. An archway leads into

Internal Lobby Area

With one shelved cupboard and a cupboard housing the fuse board and central heating controls.

Sitting Room 13'1 x 14'8 (3.98m x 4.47m)

A double aspect room with inset fireplace with tiled hearth and wood burning stove. Double panel radiator. Ornate beams throughout. TV point.

Door leading to



Inner Hallway

A partially obscure glazed hardwood front door and staircase leading off to first floor.

Dining Room 14'4 x 11'3 (4.36m x 3.42m)

With window to the front of the property. Double panel radiator. Internal door into understairs walk-in cupboard providing coat hanging space and storage.

From the entrance hallway stairs lead to

First Floor

Landing

A spacious and deep set landing area which could become a study or reading area. With single panel radiator and Velux window. Cupboard housing the hot water tank with shelving above.

Bedroom One 14'4 x 13'2 (4.36m x 4.01m)

A good size double aspect bedroom with many feature beams including a centre beam. Internal door leading to a built-in **cupboard** with hanging rails and hooks.

Bedroom Two 14'5 x 10'0 (4.39m x 3.04m)

A further double bedroom with window to the front of the property. Single panel radiator. Inset feature beams. Large **walk in cupboard**.

Bedroom Three 14'5 x 9'2 (4.39m x 2.79m) (restricted height)

With window to the rear of the property. Single panel radiator.

From the rear landing area a door leads into

Family Bathroom

With a newly installed white three piece suite comprising a bath, low level flush WC, pedestal wash hand basin and a Triton electric shower. Wall mounted bathroom cabinet with mirror. Towel rails and towel hook. Double panel radiator and Dimplex pull on heater.

Outside

The property is approached via a small front garden with a white brick surround with mature shrubs and laid to gravel. A small path leads to the front door. To the side of the property there is a driveway for approximately four cars leading to a **double garage** with electricity connected. To the left hand side of the driveway is a garden which is laid to lawn and surrounded by mature shrubs, trees and hedges. There is a greenhouse and shed for use by the tenants. The oil tank is situated in front of the garage.

To the rear of the property is a large slabbed patio area a garden laid to lawn and concrete path leading to the rear of the garage. The rear of the garage has a shed for use by the tenant, and a small wooded area and compost heap. The oil boiler is situated in the garage.

Services Mains electricity, water and drainage connected. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

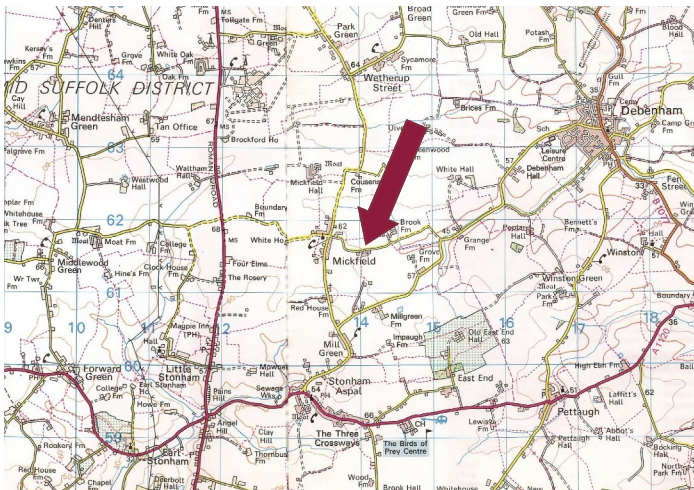
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band C. £1,949.99 payable 2025/2026

Local Authority Mid Suffolk Council.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

August 2025



Directions

From Framlingham take the B1119 towards Saxtead Green. At the junction with the A1120 turn left and continue on this road passing through the villages of Earl Soham and Pettaugh. Proceed through Stonham Aspal and just after the primary school turn right. Continue along this road and bear left towards Mickfield. Continue for approximately one mile and turn left at the cross roads. The property will be situated a short distance along on the right hand side. For those using What3words app://bowl.credible.processes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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