



Rock Estates



Silver Birches Debenham Road  
Mickfield, Stowmarket, IP14 5LP

**Offers in excess of £675,000**





# Silver Birches Debenham Road

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- Detached Family Home
- Impressive Open Plan Kitchen/ Diner
- Multiple Reception Rooms
- Living Room with Log Burner
- Three Double Bedrooms
- Cloakroom, Shower Room & Ensuite Bathroom
- Private South Facing Rear Garden
- Debenham School Catchment
- Gated Driveway Offering Ample Off Road Parking & EV Charger Point
- Semi-Rural Location

Nestled in the tranquil rural setting of Mickfield, Stowmarket, this impressive detached house offers a perfect blend of modern living and serene countryside charm, with field views. Situated within the catchment area for Debenham School, this home is well-positioned for families seeking a quiet rural location while still being conveniently close to local amenities and transport links.

Approaching the property there is a gated entrance that leads to the large private driveway, providing ample parking for multiple vehicles. The property offers multiple reception rooms including a spacious lounge with log burner and bi-fold doors to the newly erected conservatory currently used as a games room with power and light connected.

The heart of the home is undoubtedly the impressive kitchen/diner, featuring integrated appliances and bi-fold doors that seamlessly connect the indoor and outdoor spaces, along with thoughtfully placed Velux windows it allows natural light to flood the room. The open-plan design is perfect for family gatherings and social occasions. Conveniently located off the kitchen is the spacious utility room, with space for appliances, and access to the downstairs cloakroom.

The property offers three double bedrooms to the first floor as well as an office cum fourth bedroom to the ground floor. There is a modern walk in shower room servicing bedrooms two and three, as well as contemporary ensuite shower & bath room to the main bedroom.

The south facing landscaped rear garden is a delightful retreat for outdoor entertaining or simply enjoying the peaceful surroundings and bird song. With a variety of mature trees, bushes and plants, established veg patch and fruit trees the garden is a tranquil space waiting to be enjoyed.

This property is a rare find, combining modern comforts with the beauty of rural living. It is an excellent opportunity for those looking to settle in a picturesque setting while enjoying the benefits of a spacious family home.







## Front

To the front the property benefits from a private gated driveway lined with mature hedging and plants, offering ample parking for multiple vehicles. EV point installed in 2025 with a 10 meter cable and is also solar compatible.

## Entrance Hallway

Oak flooring. Stairs to first floor. Coving. Cupboard. Radiator. Doors to:

## Living Room

19'1" x 12'11" (5.82 x 3.96)

Double glazed window to front. Double glazed patio doors to rear garden. Oak floor. Log burner. Coving. Radiator. Bi-fold doors open to:

## Conservatory

16'4" x 13'6" (5.00 x 4.14)

Four Seasons double glazed windows, and patio doors. Laminate flooring. Spotlights. Electric radiator. Power sockets.

## Office / Bedroom Four

11'11" x 7'10" (3.64 x 2.40)

Double glazed window to front. Oak floor. Coving. Radiator.

## Kitchen/Diner

20'10" x 20'9" (6.37 x 6.33)

The impressive kitchen/diner space boasts gloss cupboards and drawers with contrasting island and minerva worktops. The kitchen is fitted with high specification appliances such as an inset induction hob in the island, two integrated eye level ovens and additional microwave oven. Space for fridge/freezer. Integrated stainless steel sink with mixer tap over. Integrated dishwasher. Spotlights. Tiled floor. The kitchen welcomes the outdoors in with large bi-fold doors opening to the rear garden, offering a seamless transition.

## Utility Room

9'2" x 7'7" (2.80 x 2.32)

Double glazed window to rear. Workspace with integrated stainless steel sink with tiled splash back and mixer tap over. Under counter cupboard and space for washing machine and tumble dryer. Built in cupboard with double oak doors offering ample storage space and housing the wall mounted boiler. Coving. Door to:

## Cloakroom

Low level W.C. Wall mounted hand wash basin. Tiled floor. Extractor fan. Coving.

## Landing

Double glazed window to front. Loft hatch. Radiator. Doors to:

## Bedroom One

19'1" x 12'0" (5.83 x 3.66)

Dual aspect double glazed windows to the front and rear. Built in wardrobes providing ample storage. Radiator. Decorative panelling. Door to:

## Ensuite

10'1" x 9'2" (3.08 x 2.80)

Double glazed window to side. Walk in shower with glass screen and multi functioning shower heads including rainfall. Bath with free standing thermostatic mixer tap. Low level W.C. Vanity unit with ceramic bowl sink and mixer tap over. Heated and lit wall hanging mirror. Chrome heated towel rail. Extractor fan.

## Bedroom Two

13'0" x 9'5" (3.97 x 2.89)

Double glazed window to front. Radiator.

## Bedroom Three

13'0" x 9'3" (3.97 x 2.82)

Double glazed window to rear. Radiator.

## Shower Room

9'1" x 8'6" (2.77 x 2.61)

Double glazed window to rear. Fully tiled walls and floor. Walk in "wet room" style shower with rainfall shower fixture. Wall mounted hand wash basin. Shaver point. Chrome heated towel rail.

## Rear Garden

The impressive wrap round rear garden is a private oasis filled with mature shrubs, plants and bushes. The south facing garden is predominantly laid to lawn but offers a number of patio seating areas for relaxing and enjoying the sound of the bird song. For keen gardeners there is a greenhouse and established vegetable patch, where the current vendors are enjoying rhubarb, strawberries and asparagus to name a few. The garden is lined with fruit trees such as apples, cherries, and pears. There is a large shed offering plenty of storage space for gardening equipment and furniture.





The floor plan shows a house with a conservatory, sitting room, kitchen/breakfast room, utility room, and two bathrooms. The layout includes a conservatory, sitting room, kitchen/breakfast room, utility room, and two bathrooms. The kitchen/breakfast room features a large window and a sink. The utility room has a washing machine and a sink. The two bathrooms are located in the rear of the house, one of which is an ensuite for the master bedroom. The house also has a central hall and a landing area.

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

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddensham Road., Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: [info@estatesrock.co.uk](mailto:info@estatesrock.co.uk) [www.rrea.co.uk](http://www.rrea.co.uk)

## A map from Google Maps showing the location of the new arena site. An orange pin marks the site, located between the town of Mickfield to the west and Tophorn Arena to the east. The map shows roads and green spaces. The Google logo and 'Map data ©2025' are visible at the bottom.

**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-29) <b>G</b>			
Not energy efficient - higher running costs			
<b>Current: 51</b>			<b>Potential: 78</b>

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Current: 51</b>			<b>Potential: 78</b>

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