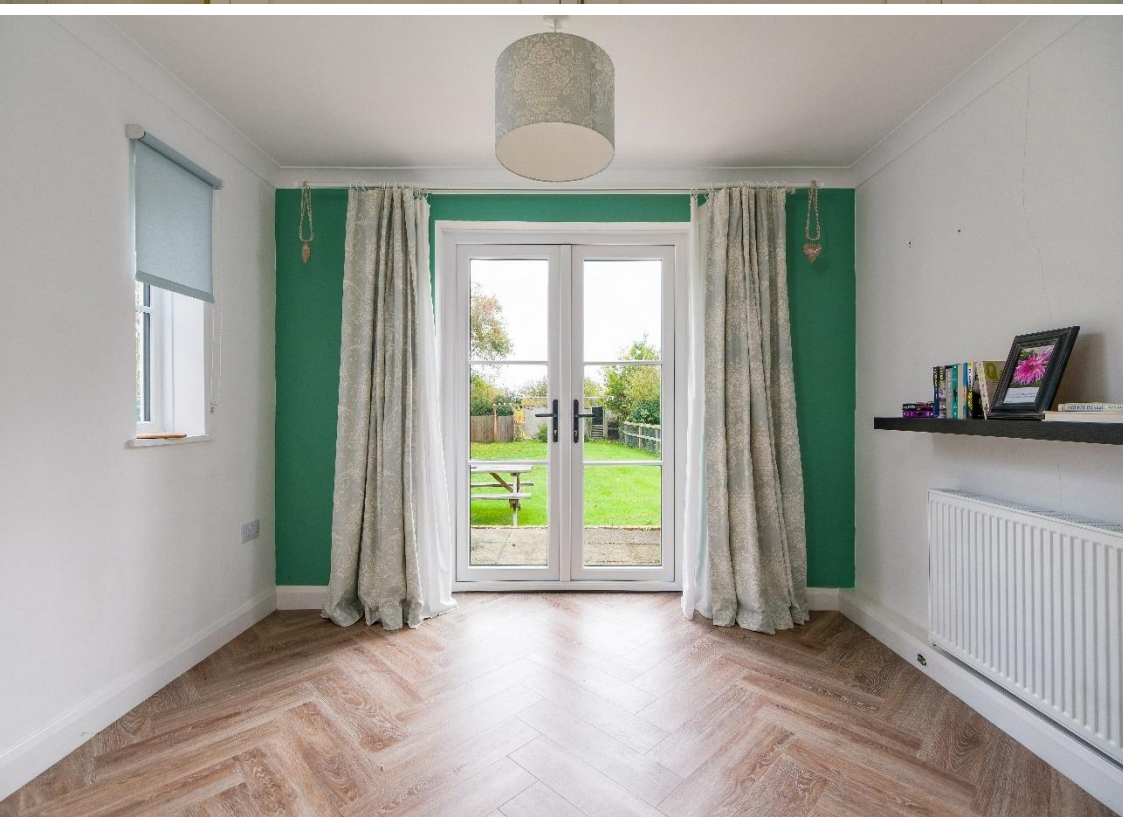




**Orchard Cottage,
Mickfield, Suffolk**

**DAVID
BURR**



Orchard Cottage, Debenham Road, Mickfield, IP14 5LP

Mickfield is a small, friendly village with a community hall and playing fields. Just 3 miles away, Debenham offers a Co-op, doctors' surgery, dentist, butcher, pubs, post office, and leisure centre. Rail connections to London Liverpool Street are available from Stowmarket (6.5 miles), Diss (13.5 miles), and Ipswich (13 miles), while the A140 provides easy links to the A14 and A12.

A delightful detached cottage occupying an idyllic rural setting, benefitting from tasteful modernisation and a layout that lends itself well to contemporary living. The accommodation is arranged to provide light, well-proportioned rooms throughout, with excellent connectivity to the gardens and outdoor entertaining areas.

A beautifully modernised rural cottage offering light-filled living spaces and generous gardens in a wonderfully secluded setting.

Entrance Hall

Welcoming entrance with stairs rising to the first floor and doors leading to the bathroom, kitchen and sitting/dining room. Built-in storage cupboard.

Sitting /Dining Room

A generous triple-aspect reception space enjoying an abundance of natural light. Central wood burning stove set on a hearth. French doors open directly to the rear terrace and garden, making this an ideal space for both relaxation and entertaining.

Kitchen / Breakfast Room

A well-appointed open-plan kitchen fitted with a range of base and wall units with wooden worktops, Belfast style sink, induction hob and electric oven. Ample space for a dining table. Door leading to the terrace for convenient al fresco dining.

Bathroom

Comprising oval bath with central shower attachment, WC and wash basin. Shower cubicle with rain head style shower.

First Floor

Landing

Providing access to all first-floor rooms with window to the side.

Bedroom 1

A charming double bedroom with built-in wardrobe and outlook to the rear garden.

Bedroom 2

Further double bedroom with pleasant views over the garden and countryside beyond. Cupboard storage.

Bedroom 3

Spacious double bedroom positioned to the front. Storage recess.

Outside Space

The property is approached via a five-bar wooden gate opening onto a gravel driveway providing parking for multiple vehicles. The front garden is laid to lawn with established fruit trees and a pathway to the entrance door.

To the rear is a lawned area with mature trees providing a high degree of privacy. A generous terrace sits directly behind the house, ideal for outdoor

Orchard Cottage, Debenham Road, Mickfield, IP14 5LP

entertaining. Secondary vehicular access is available at the far end of the garden, leading to a detached garage.

In all, about 0.25 acres.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Orchard Cottage, Debenham Road, Mickfield, IP14 5LP

DAVID
BURR

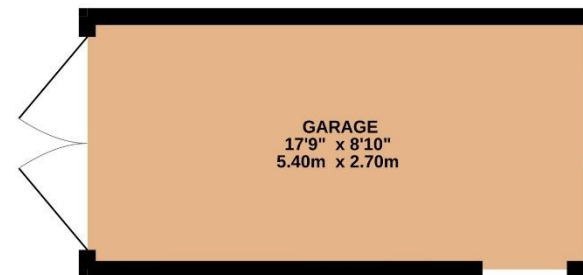
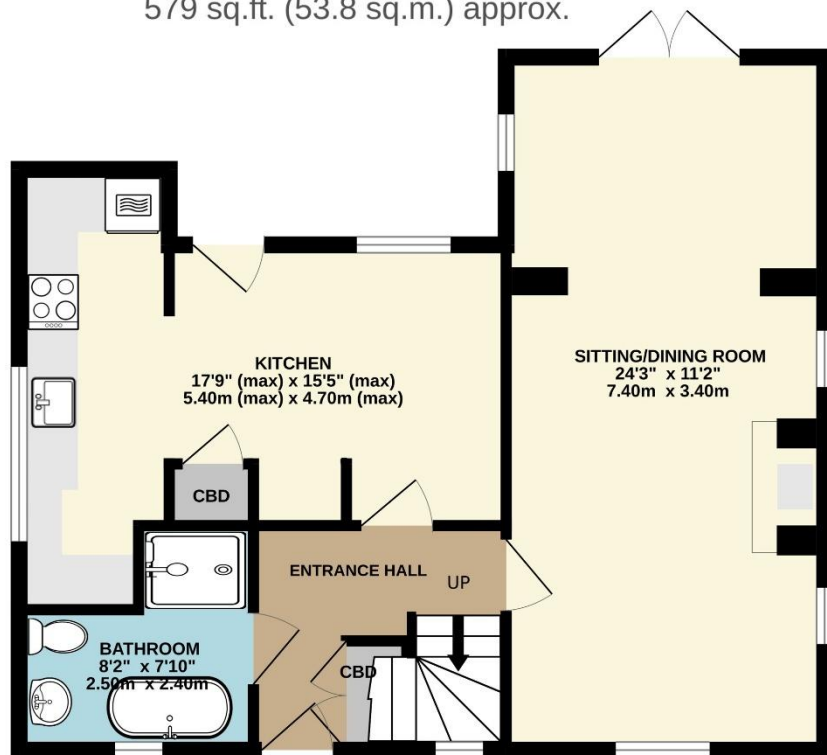
TOTAL FLOOR AREA (approx.)

Accommodation: 1035 sq.ft (96.1 sq.m) - Garage: 157 sq.ft (14.6 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

GROUND FLOOR 579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR 456 sq.ft. (42.3 sq.m.) approx.

