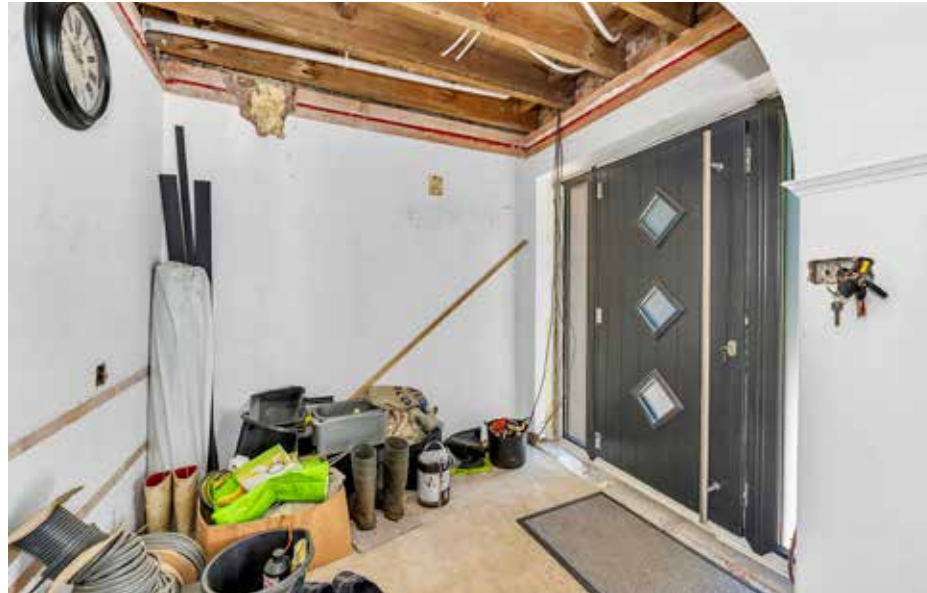




Eureka House
Debenham Road | Mickfield, Stowmarket | Suffolk | IP14 5LQ

EXCITING DEVELOPMENT OPPORTUNITY



If you've got the energy, imagination and practical skills to oversee a building project through to completion, this incredibly exciting opportunity will be right up your street. With much of the hard work already done, but with plenty of scope for incorporating your vision, there's lots here to get your teeth into. And the end result will be well worth it!



KEY FEATURES

- A fantastic four bedroom detached property
- Wonderful renovation project
- A quiet and peaceful village location
- Excellent links to the A140
- Fantastic room sizes
- Parking for multiple vehicles and planning for a garage
- A large master bedroom with potential for an en suite
- Potential to extend further with planning in place
- Short drive from the train links and amenities of Diss
- A spacious family property

Originally built in 1970 for a well-known inventor and roboteer to the film industry, the house still contains traces of mid-century modernist design such as the splendid open staircase, the wide brick arch connecting two ground floor rooms and the wrought iron balustrade on the landing. The current owners have carried out extensive renovations which have enlarged the original footprint. They have also secured planning permission for a further rear extension. All works carried out so far have been inspected and a full set of paperwork will be supplied.

Step Inside

The good news is that, despite much of the house being a work in progress, enough has been completed that you will be able to live here reasonably comfortably while it continues. The bathroom – that most important of rooms when it comes to creature comforts – is finished, as are two of the bedrooms. The larger-than-average utility is up and running with laundry facilities and functions dually as an interim kitchen which will be ideal while you complete renovations on the main kitchen. There is also a large and completely decorated living room. In other words, everything you need for normal life to function is, happily, already in place. The heart of the house will be the large kitchen-diner. At over 480 square feet this is already a considerable size and planning permission has been secured to extend it yet further. Currently unrenovated, there is huge scope and flexibility for how you use this area – bring your love of interior design and unleash your imagination on this soon-to-be-magnificent space. A brick arch leads directly to a great long sitting room with French doors to the south. There's work to be done here but the room's huge potential is immediately apparent.





KEY FEATURES

Annexe Opportunity

At the other end of the house, another sitting room is completely finished. With an entire wall of glass, this is a bright and airy room, a haven to retreat to while building work is going on elsewhere downstairs. Directly adjoining it is the utility and a shower room. The former is already on its way to being a second kitchen and so it's not difficult to imagine this suite of rooms being developed into an annexe, perhaps for an elderly relative.

Exploring Upstairs

The staircase will certainly be a talking point, it sits in a glass stairwell and rises to a landing which opens to the huge central kitchen area below. Two bedrooms and a bathroom are ready to occupy while above the long sitting room is another unfinished space. A grand master suite? Or two further bedrooms? The finished layout of this huge area will be your preference.

Step Outside

From the street, the house already looks very presentable with its new cladding and windows. The rear is, to be fair, in need of work but presents an exciting "blank slate" for a garden designer. Apart from the drive, which could be gated, the garden is dog-proof with new fencing.

On The Doorstep

A small and rural settlement, Mickfield is a friendly community where regular social events are held at the village hall. Families with younger members will be pleased to know that the village is in the catchment of Debenham High School, rated "outstanding" and Suffolk's highest performing school last year.

How Far Is It To

Debenham with schools and a small supermarket is just a couple of miles away for essentials. Stowmarket, meanwhile, is about ten minutes away by car. This busy market town offers supermarkets, cinema and the John Peel Centre for Creative Arts. On the London to Norwich mainline, you can get a train here and be in London Liverpool Street in as little as one hour and nine minutes. The arterial A140 is just a mile away, putting Norwich, Ipswich and Cambridge in easy reach by car.

















INFORMATION



Directions

From Diss head south on the A140 turn left to Mickfield and the property is on your left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... motivator.dividing.interacts

Agents Note

We are informed that all works are under Building Control, as the property is unfinished a completion certificate is not applicable at this time. We are further informed that there is Planning Permission in place for a garage. There is a product guarantee in place for the flat roof for 20 years.

Energy Performance Certificate – The EPC shown in this brochure will almost certainly change once the works to the property are completed and a new EPC Report has been carried out.

Services, District Council and Tenure

Oil Central Heating with underfloor ground wet system and rods to the first floor
Mains Water, Mains electricity is connected – work is ongoing with the electrical services within the house.

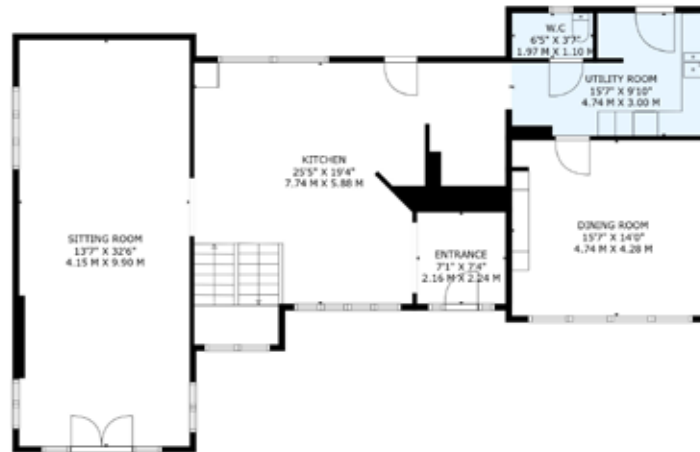
There is double glazing throughout apart from the rear widow.

Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band E – this may be subject to change following works.

Freehold



FLOOR 2



FLOOR 1

TOTAL: 2164 sq. ft, 201 m2
 FLOOR 1: 1380 sq. ft, 128 m2, FLOOR 2: 784 sq. ft, 73 m2
 EXCLUDED AREAS: ENTRANCE: 52 sq. ft, 5 m2, OPEN TO BELOW: 109 sq. ft, 10 m2, LOW CEILING: 90 sq. ft, 8 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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To find out more please visit fineandcountry.com/uk/foundation

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