



Ashdeyne | Wetheringsett Road | Mickfield | IP14 5LH

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Ashdeyne, Wetheringsett Road, Mickfield, Suffolk, IP1 4 5LH

“A well-presented, substantial four bedroom detached family house offering generous parking, garaging & attractive grounds extending to in all about 0.36 acres (subject to survey).”

Description

A substantial and striking, four bedroom detached family house occupying an enviable position within the heart of this idyllic and less travelled Suffolk village, yet falling within the highly desirable Debenham High School catchment area.

Notable benefits include spacious and well-presented living accommodation arranged over two floors, generous parking, garaging and delightful grounds extending to in all about 0.36 acres (subject to survey).

About the Area

Mickfield is a small village nestling in rural Suffolk approximately 3 miles from Debenham, 7.5 miles from Needham Market 15 miles from Ipswich and 7 miles from Stowmarket where there is a mainline rail service to London's Liverpool Street Station. Mickfield is within the school catchment area of Stonham Aspal Primary School and Debenham High School. There are a good range of amenities in nearby Debenham including a Co-op, doctor's surgery, community and public house, leisure centre and a good range of other village shops and eateries. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation in more details comprises:

Front door to:

Entrance Hall

A welcoming, light and airy entrance with stairs rising to the first floor, door to under stairs cupboard and door to:

Cloakroom

White suite comprising w.c, hand wash basin and frosted window to front aspect.

Sitting Room Approx 22'3 x 11'9 (6.8m x 3.3m)

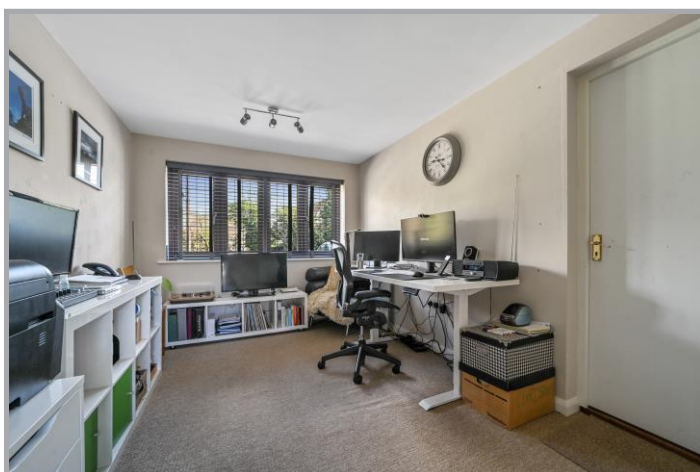
Window to front aspect, French doors to the rear opening onto the terrace, feature inset with wood burning stove on a tiled hearth with red brick surround and wooden mantel over and spotlights.

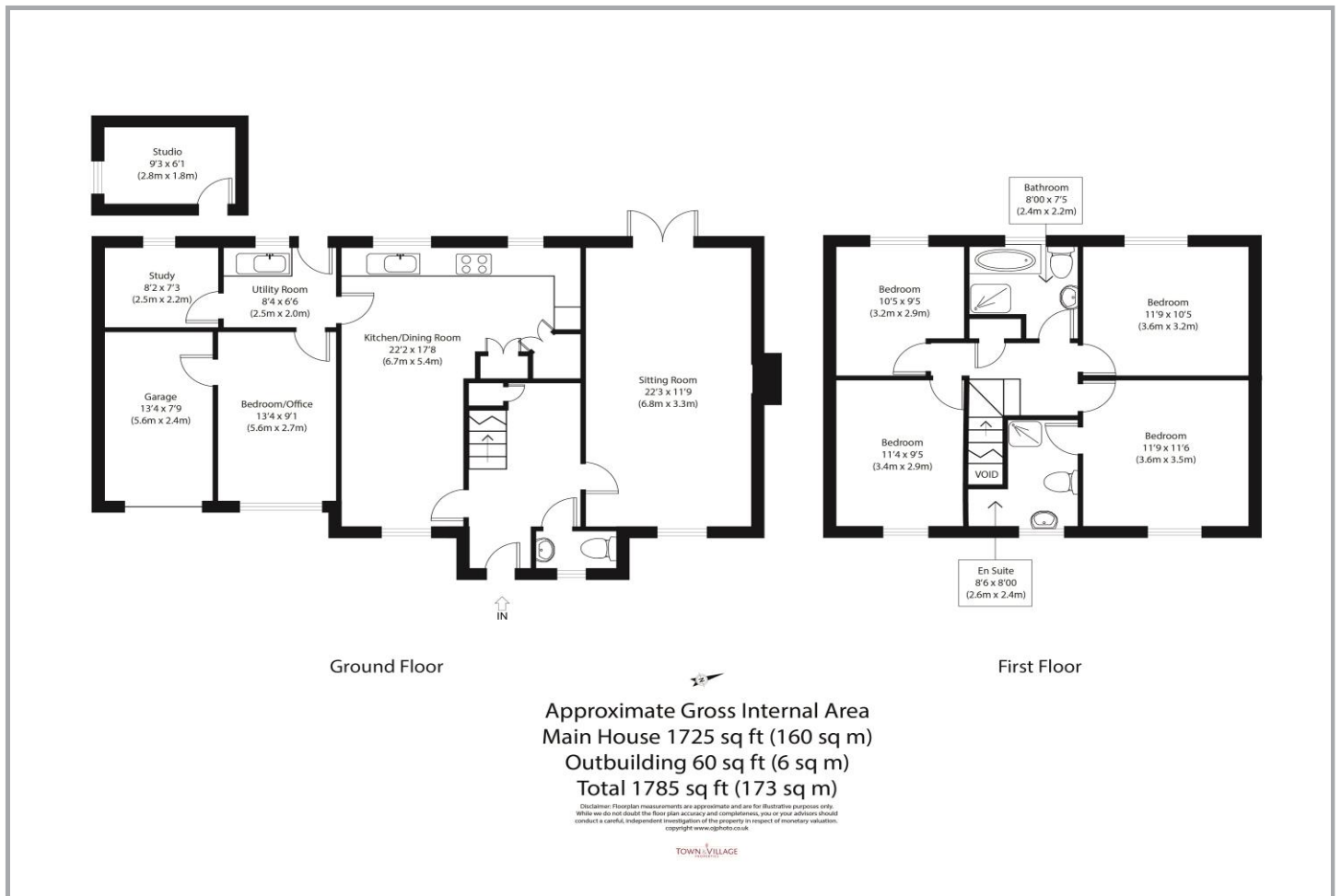
Kitchen/Dining Room Approx 22'2 x 17'8 (6.7m x 5.4m)

Generous L-shaped space offering stylish, open-plan living for both everyday use and entertaining. Well-appointed fitted kitchen with a matching range of wall and base units with wooden worktops over and inset with stainless steel sink, drainer and chrome mixer tap, integrated appliances include oven and grill, induction hob with extractor over, dishwasher and fridge/freezer. Spotlights, double aspect windows to the front and rear, hardwood flooring and door to:

Utility Room Approx 8'4 x 6'6 (2.5m x 2.0m)

Fitted with a matching range of wall and base units with wooden worktop over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods, hardwood flooring, window to rear aspect and door to rear opening onto decking. Doors to:





Home Office Approx 8'2 x 7'3 (2.5m x 2.2m)

One of the two rooms in the property that would lend itself to either working from home or as an everyday study. Access to loft and window to rear aspect.

Bedroom/Office Approx 13'4 x 9'1 (5.6m x 2.7m)

Converted from a former garage bay to what is now a proportionate and versatile working office with window to front aspect and personnel door to:

Single Garage

With up and over door, boarded loft and power and light connected.

First Floor Landing

With access to loft, door to airing cupboard housing hot water cylinder and doors to:

Master Bedroom Approx 11'9 x 11'6 (3.6m x 3.5m)

Double room with window to front aspect and door to:

En-Suite Shower Room

Well-appointed white suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, tiled walls, tiled flooring, spotlights and window to front aspect.

Bedroom Two Approx 11'9 x 10'5 (3.6m x 3.2m)

Double room with window to rear aspect.

Bedroom Three Approx 11'4 x 9'5 (3.4m x 2.9m)

Double room with window to front aspect.

Bedroom Four Approx 10'5 x 9'5 (3.2m x 2.9m)

Window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, corner tiled shower cubicle, panelled bath with shower attachment, heated towel rail, tiled flooring, tiled walls, spotlights and window to rear aspect.

Outside

Ashdeyne is set well-back from the road on a country lane within the heart of the village and is accessed over a private gravelled drive providing ample off-road parking, an EV car charger and access to the single garage with up and over door and power and light connected. The grounds are private in nature with boundaries defined by fencing for the most part and incorporate both front and rear gardens, which are predominately lawned with a terrace and decking area abutting the rear of the property. Further into the generous grounds are native trees and also incorporated within the plot is a greenhouse, a timber storage shed and an eye-catching detached studio ideal for a variety of uses and boasting a decked area to the front. Interspersed through the grounds are both raised beds and attractive well-maintained flower and shrub borders.

In all about 0.36 acres (subject to survey).

Local Authority

Mid Suffolk District Council

Council Tax Band – E

Services

Mains water, drainage and electricity. Oil-fired heating.





Energy performance certificate (EPC)

Ashdeyne
Wetheringssett Road
Mickfield
STOWMARKET
IP14 5LH

Energy rating
C

Valid until: 4 February 2034

Certificate number: 3020-0321-0871-5002-2493

Property type Detached house
Total floor area 156 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/3020-0321-0871-5002-2493?print=true>

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