



**4 Millers Close,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

4 MILLERS CLOSE, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0BN

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include two pubs, a primary school, garage, restaurant, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This well-presented detached house occupies a lovely position on the outskirts of this well-regarded Suffolk village. The property would suit those with an interest in nature, countryside walks, far reaching views, etc. Constructed in 2023, the property has been designed with low maintenance/energy requirements in mind and has the added benefit of a cart lodge, ample parking and charming garden.

A well-presented detached house with stunning far reaching field views.

ENTRANCE HALL: A spacious inviting area with attractive flooring and door to:-

SITTING ROOM: A light room with views over the front garden.

KITCHEN/DINING/LIVING ROOM: An exceptional space taking full advantage of the stunning views with double doors opening from the living area on to terracing and the garden beyond. The kitchen/dining space has been finished with an extensive range of attractive matching modern units and thick worktops incorporating a single drainer sink unit with mixer tap over. Extensive integrated appliances include AEG electric oven, hob and extractor fan over. Integrated fridge/freezer, dishwasher and washing machine. Large walk-in storage cupboard offering potential to become a utility room if required.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Access to loft storage space and doors to:-

BEDROOM 1: A light room with a door to:-

ENSUITE: Fully tiled shower cubicle, WC and wash hand basin with storage below.

BEDROOM 2: Enjoying countryside views.

BEDROOM 3: Enjoying far reaching countryside views.

BATHROOM: Attractively tiled and finished with a bath that includes a shower screen and shower over, WC and wash hand basin with storage below.

Outside

A large brick paved drive provides ample **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

CARPORT: 19'2" x 9'6". With a set of handmade double doors on the front and offering potential to be enclosed and utilised as a further outbuilding/studio/workshop, etc (subject to any necessary planning consents).

The rear garden is one of the property's most charming features given that it is designed to take full advantage of the exceptional far-reaching views. There is a terrace, an expanse of lawn and close boarded fencing on 2 sides. External water and lighting are connected. Electric car charging point.

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SERVICES: Main water, electricity and drainage are connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: D - £2,052.86 – 2023/24.

EPC RATING: B – report available upon request.

BROADBAND SPEED: Up to 1000Mbps (source Ofcom).

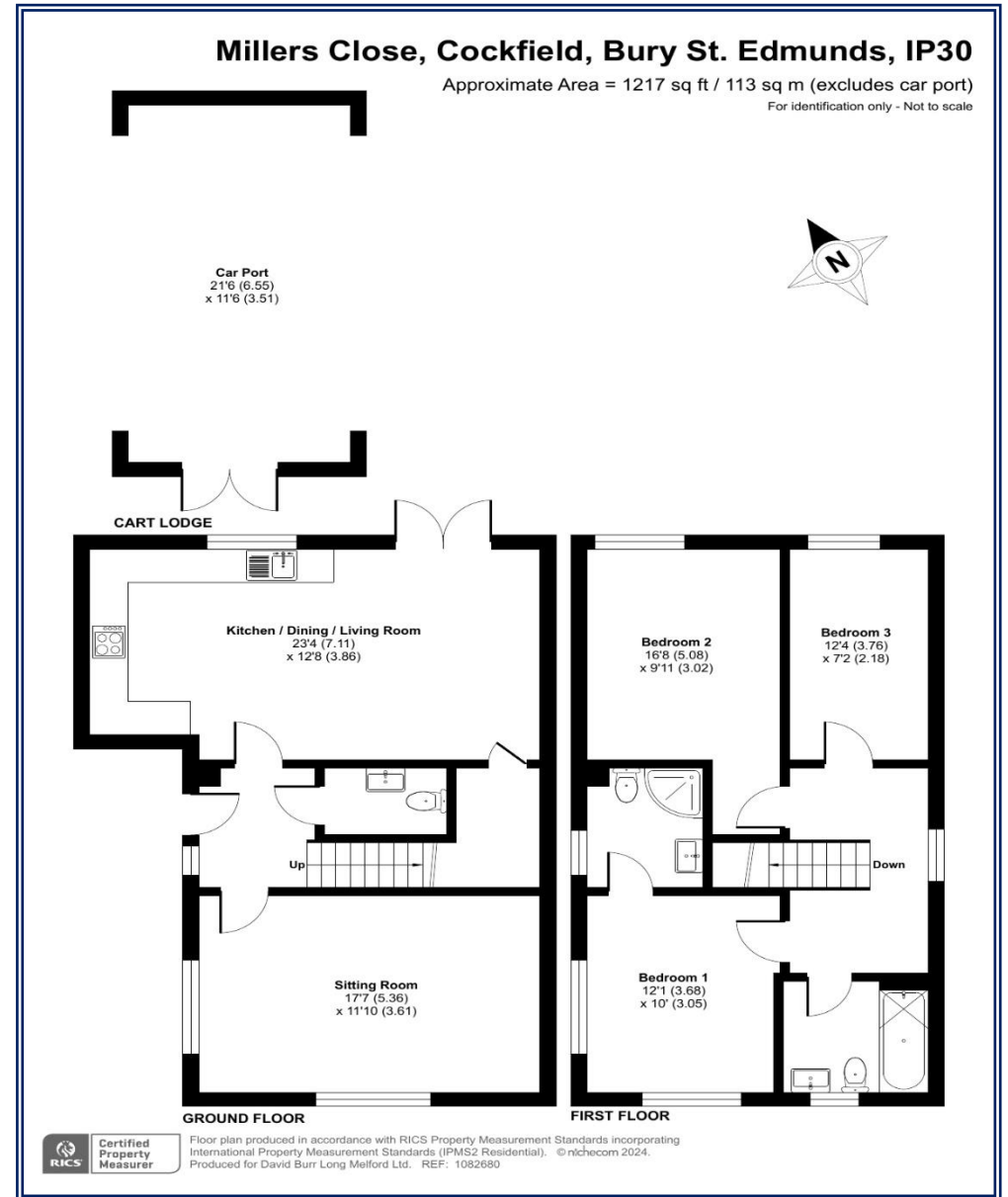
MOBILE COVERAGE: EE, Three, O2 and Vodafone outdoor (source Ofcom).

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WHAT3WORDS: \\beefed.easels.cadet.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St. Edmunds 01284 725525.

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