



**36 Mortimer Road,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

36 MORTIMER ROAD, COCKFIELD, SUFFOLK. IP30 0JZ

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, 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.

A splendid link-detached bungalow enjoying light, versatile accommodation overlooking a charming wildlife area to the front and with a south facing garden to the rear. Further benefits include garage and off-road parking.

A charming link-detached bungalow offering versatile accommodation, garage and south-facing rear garden.

ENTRANCE HALL: A spacious inviting area with access to loft storage space, useful linen cupboard and doors to:-

SITTING/BEDROOM: 14'6" x 10' (4.41m x 3.04m). A versatile space with views over the rear garden.

KITCHEN/DINING/LIVING ROOM: 22'10" x 18'4" (6.95m x 5.58m). An attractive tiled floor runs throughout with views over the garden and double doors opening onto terracing. Extensive range of matching modern units and Quartz worktops continue on a matching island unit. Integrated full height fridge/freezer, washing machine, dishwasher, electric oven, 4-ring hob and extractor fan over.

BEDROOM 1: 13'2" x 12'2 (4.01m x 3.7m). With lovely views over the wildlife area and door to:-

ENSUITE: Large double shower cubicle, WC and wash hand basin with storage below.

BEDROOM 3: 14' x 9'10" (4.26m x 2.99m). A charming guest room with views over the wildlife area.

BATHROOM: Bath with separate shower over and side screen. Heated towel rail, WC and wash hand basin.

Outside

A brick paved drive provides **OFF-ROAD PARKING** which in turn leads to:-

GARAGE: With up and over door, light and power connected and personnel door to rear.

The rear garden enjoys a charming south facing aspect, terracing and external lighting.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump with under floor heating.

NOTE: None of these services have been tested by the agent.

AGENTS NOTE

The property has the benefit of a 10-year build warranty. Fibre broadband installed.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

EPC RATING: B – report available upon request.

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BROADBAND SPEED: Awaiting confirmation (source Ofcom).

MOBILE COVERAGE: Awaiting confirmation (source Ofcom).

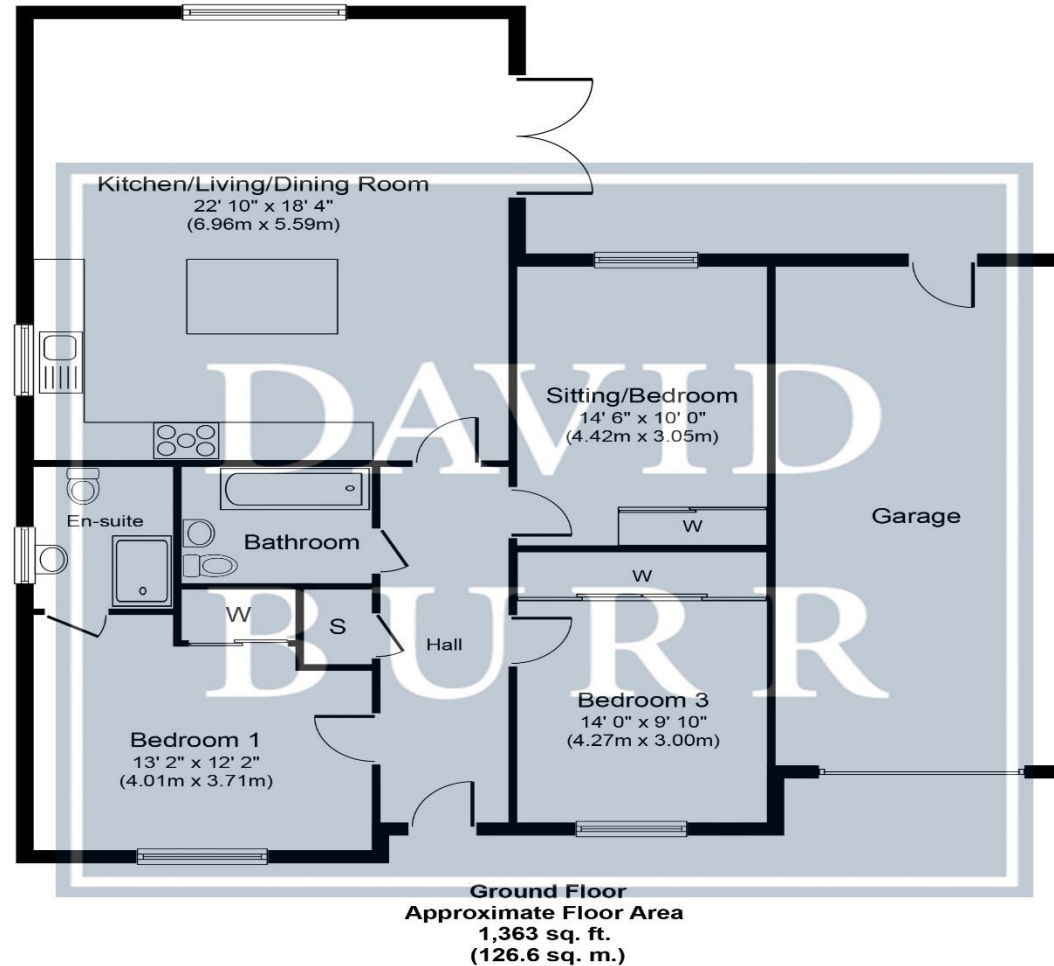
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WHAT3WORDS: ///belonging.just.distorts.

VIEWING: Strictly by prior appointment only through DAVID BURR

Bury St. Edmunds 01284 725525.

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