



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

**DAVID
BURR**

27 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.

This spacious detached house occupies a lovely position overlooking a small greensward/wildlife area on an exclusive new development in one of the areas most favoured villages. There has been clever thought in the design with well-proportioned rooms complemented by a large garage, ample parking and generous landscaped garden.

A spacious new detached home with generous garden, garage and off-road parking. Ready for immediate occupation in one of the areas most favoured villages.

ENTRANCE HALL: 17' x 7'5" (5.18m x 2.26m). A spacious inviting area with an attractive tiled floor, staircase off, large built-in storage cupboard and light oak doors opening to:-

DRAWING ROOM: 22'4" x 13'2" (6.8m x 4.01m). A spacious room with views over the rear garden and the wildlife area.

SNUG: 10'7" x 9' (3.22m x 2.74m). A light room that could be a playroom, office, etc.

KITCHEN/DINING/LIVING ROOM: 18'7" x 16'4" (5.66m x 4.97m). An exceptional room with lovely views over the rear garden and the dining/living area has double doors opening onto terracing. An attractive tiled floor runs throughout and there are an extensive range of matching modern units that continue on a large island unit that incorporate deep pan drawers, full height fridge/freezer, bins, breakfast bar, pantry cupboard and appliances which include a dishwasher, full height fridge/freezer, electric oven, 4-ring hob and extractor fan over. Finished with Quartz worktops.

UTILITY ROOM: 7'6" x 7'1" (2.28m x 2.15m). A useful room with a door to the side garden. Tiled floor. And Quartz worktops. Fitted storage

units. Plumbing for washing machine and space for tumble dryer. Inset sink.

CLOAKROOM: Tiled floor, WC and wash hand basin with storage below.

First Floor

LANDING: A spacious area with access to loft storage space, linen cupboard and light oak doors opening to:-

BEDROOM 1: 18'8" x 10'10" (5.68m x 3.3m). Enjoying lovely views over the rear garden with door to:-

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

BEDROOM 2: 11'10" x 10'10" (3.6m x 3.3m). Overlooking the wildlife area and with a door to:-

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

27 MORTIMER ROAD, COCKFIELD, SUFFOLK. IP30 0JZ

BEDROOM 3: 13'2" x 12" (4.01m x 3.65m).

BEDROOM 4: 13'2" x 12" (4.01m x 3.65m). Overlooking the rear garden.

FAMILY BATHROOM: Attractive wall and floor tiles, bath with fitted shower over and side screen. Heated towel rail, WC and wash hand basin with storage below.

Outside

A lavender bordered brick paved drive provides ample **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: 23' x 9'4" (7.01m x 2.84m). With up and over door, light and power connected, personnel door to rear, high roof with trusses providing a very useful area for storage if required.

The rear garden is about **49ft x 48ft** with a large terrace designed with entertaining/dining Alfresco in mind, leading to a large expanse of lawn bordered by close boarded fencing. External water and lighting are connected.

AGENTS NOTE

The property will have the benefit of a 10-year build
Fibre broadband installed.

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

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

EPC RATING: B – report available upon request.

BROADBAND SPEED: Awaiting confirmation. (source Ofcom).

MOBILE COVERAGE: Awaiting confirmation. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///belonging.just.distorts.

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

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.

FLOOR PLAN
TO BE
APPENDED

