



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

**DAVID
BURR**

40 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 exceptional bungalow is situated in a new development and offers particularly versatile accommodation. The property further benefits from garage, parking and garden.

A detached bungalow with versatile accommodation, garage, parking and garden. Ready for immediate occupation within one of the areas most favoured villages.

ENTRANCE HALL: 17'6" x 4' (5.33m x 1.21m). A spacious inviting area with attractive tiled floor. Access to loft storage. Large storage cupboard. Opening to:-

Inner Hall: Further large storage cupboard. Light oak doors opening to:-

SITTING/BEDROOM: 15' x 9'2" (4.57m x 2.79m). A versatile room enjoying views over the rear garden.

KITCHEN/DINING/LIVING ROOM: 21'3" x 18'3" (6.47m x 5.56m). Cleverly designed with a view over the garden and an attractive tiled floor throughout. Double doors open onto terracing from the dining/living area. The kitchen area has been fitted with an extensive range of matching modern units, Quartz worktops and a large island complete with breakfast bar. Twin bowl sink unit, integrated dishwasher, full height fridge/freezer, electric oven, 4-ring hob and extractor fan over.

UTILITY ROOM: 7'10" x 6'5" (2.38m x 1.95m). Door to garden. Attractively tiled floor Quartz worktops, matching units, inset sink, plumbing for washing machine and space for tumble dryer.

BEDROOM 1: 14' x 12'1" (4.26m x 3.68m). Door to:-

ENSUITE: Finished with a large double shower cubicle, WC and wash hand basin with storage below.

BEDROOM 3: 13'1" x 9'3" (3.98m x 2.81m).

BEDROOM 4: 9'2" x 7'10" (2.79m x 2.38m). Potential to be a study, snug, etc.

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

Outside

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

GARAGE: 23'3" x 10'10" (7.08m x 3.3m). With electric up and over door, light and power connected and a particularly high ceiling. Personnel door to rear.

The garden is one of the property's most attractive features and includes a large terrace and open expanse of lawn.

40 MORTIMER ROAD, COCKFIELD, SUFFOLK. IP30 0JZ

AGENTS NOTE

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

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



