



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

**DAVID
BURR**

42 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 detached bungalow occupies arguably the best position on this quiet development with particularly versatile accommodation that includes a stunning kitchen/dining/living room. The property further benefits from garage, parking and south facing garden.

A detached bungalow with versatile accommodation, garage, parking and south facing garden. Ready for immediate occupation in 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 ROOM/BEDROOM: 15' x 9'2" (4.57m x 2.79m). A versatile room enjoying views over the rear garden.

KITCHEN/DINING/LIVING ROOM: 21'4" x 18'3" (6.5m x 5.56m). Cleverly designed with a view over the garden and countryside beyond. An attractive tiled floor runs throughout and 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 6'6" (2.38m x 1.98m). 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' x 9'2" (3.96m x 2.79m).

BEDROOM 4: 9'2" x 8' (2.79m x 2.43m). 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 high ceiling. Personnel door to rear.

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

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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).

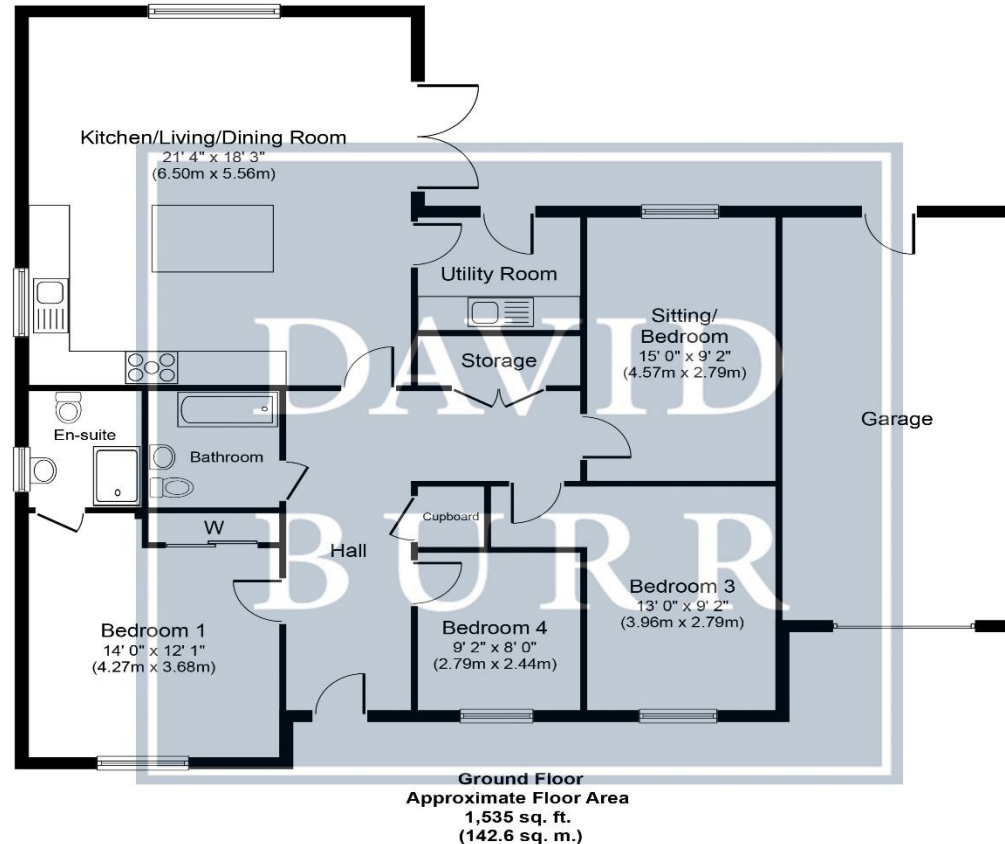
MOBILE COVERAGE: Awaiting confirmation (source Ofcom).

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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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