



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

**DAVID
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35 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 7'7" (5.18m x 2.31m). A spacious inviting area with attractive tiled floor, staircase off, large built-in storage cupboard and light oak doors opening to:-

DRAWING ROOM: 22'4" x 13' (6.8m x 3.96m). A spacious room with views over the rear garden and the wildlife area.

SNUG: 10' x 8'10" (3.04m x 2.69m). A light room that could be a playroom, office, etc.

KITCHEN/DINING/LIVING ROOM: 18'7" x 16'3" (5.66m x 4.95m). 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 incorporates 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: 7'7" x 6'8" (2.31m x 2.03m). 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.

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, light oak doors opening to:-

BEDROOM 1: 18'8" x 11" (5.68m x 3.35m). A spacious room enjoying lovely views over the rear garden. 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.

BEDROOM 3: 13'2" x 12" (4.01m x 3.65m). Enjoying a lovely view over the rear garden.

BEDROOM 4: 13' x 12" (3.96m x 3.65m).

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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 brick paved drive provides extensive 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 one of the property's most attractive features, large and private measuring approximately about **75ft x 72ft** (max. L'shape). There is a large area of terracing designed with entertaining/dining Alfresco in mind. External water and lighting are connected.

AGENTS NOTE

The property will have the benefit of a 10-year build warranty. 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: Up to xxMbps (source Ofcom).

MOBILE COVERAGE: , , and (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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