



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

**DAVID
BURR**

29 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 stylish new home is ready for immediate occupation and is finished with quality fittings throughout and is further complemented by a garage, ample parking and charming garden.

A charming new home in a well-regarded Suffolk village.

ENTRANCE HALL: A spacious inviting area with tiled flooring, large useful storage cupboard, staircase off and doors to:-

SITTING ROOM: Enjoying a lovely view over the green/wildlife area to the front.

KITCHEN/DINING/LIVING ROOM: There is an emphasis on natural light with two sets of double doors opening on to terracing and the garden beyond. There are an extensive range of attractive matching modern units finished with Quartz worktops that includes a breakfast bar and inset single drainer sink with vegetable drainer and mixer tap over. Appliances include a fridge/freezer, washing machine, dishwasher, oven, 4-ring hob and extractor fan over.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

First Floor

LANDING: A spacious area with access to loft storage space and doors to:-

BEDROOM 1: With a feeling of space and door to:-

EN SUITE: Fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 2: Lovely view over the rear garden.

BEDROOM 3: Overlooking the green/wildlife area.

BEDROOM 4: Overlooking the rear garden.

FAMILY BATHROOM: Bath with side screen and shower attachment over. Heated towel rail, WC and wash hand basin with storage below.

Outside

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

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

The rear garden is one of the property's most attractive features with terracing and a large expanse of lawn.

AGENTS NOTE

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

29 MORTIMER ROAD, COCKFIELD, SUFFOLK. IP30 0JZ

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

