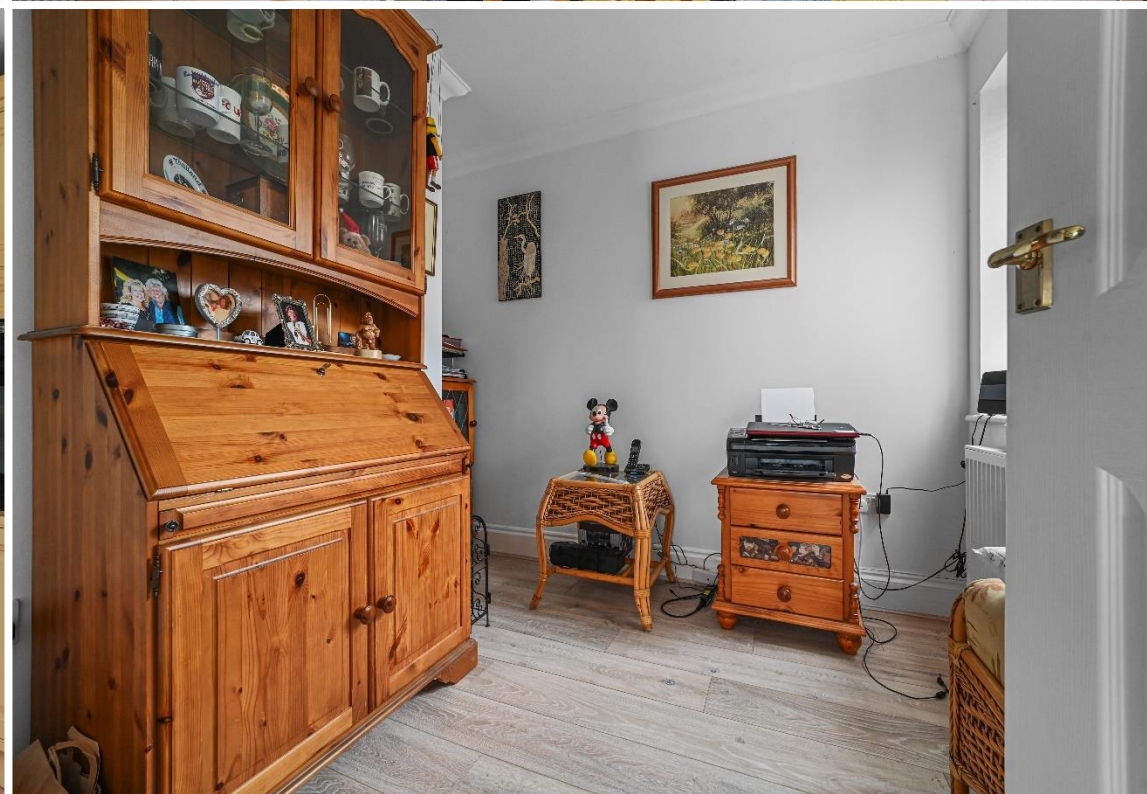




**1 Stewart Field  
Cotton, Suffolk**

**DAVID  
BURR**



# 1 Stewart Field, Cotton, Suffolk, IP14 4NG

Cotton is a pretty Suffolk village steeped in history and boasts a popular village inn and beautiful parish church. The village enjoys close links with Bacton which has a post office, village shop, garage and well-regarded school. The A14 provides access to the Cathedral town of Bury St Edmunds 19 miles and Stowmarket 7 miles, both of which provide an extensive range of amenities and the latter a commuter rail link to London's Liverpool Street Station (90 min).

An excellent four bedroom detached single storey dwelling that enjoys a wonderful setting away from the road within this highly regarded Suffolk area. This delightful property affords generous accommodation throughout whilst boasting gardens that are believed to measure approximately 0.26 acres. 1 Stewart Field is further enhanced by its off-street parking for multiple vehicles and double garage.

## A splendid four-bedroom single storey detached dwelling with wonderful grounds and located in a favourable Suffolk area.

Entrance door opening through to;

**ENTRANCE HALL:** A large welcoming area with doors to all principal rooms. Two built-in storage cupboards. Door to;

**SITTING/DINING ROOM:** A wonderful open plan double aspect room with views of the front and rear grounds. Red brick fireplace with inset wood burning stove creates the main focal point of the sitting area. Double doors opening to conservatory.

**CONSERVATORY:** Ideally placed adjoining the sitting room with double doors opening to the rear terrace allowing one to enjoy warm summer afternoons. Tiled flooring.

**KITCHEN/BREAKFAST ROOM:** Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Further appliances include eye level oven, four ring electric hob and integrated fridge. Tiled flooring. Door opening to;

**UTILITY ROOM:** Again, fitted with matching range of wall and base units under work preparations surfaces. Full length cupboard. Space for washing machine and tumble dryer. External door giving access to the side.

**BEDROOM 1:** Being of an excellent size, this dual aspect room offers views of the front gardens. Two large walk-in wardrobes. Further door opening to;

**EN SUITE:** Fitted with shower having part tiled surround, W.C. and wash hand basin. Tiled flooring.

**BEDROOM 2:** A versatile room and if not required as a bedroom the position of this room would easily lend itself to be a dining room or snug if required. Currently occupied as a music room by the present owner. Rear aspect.

**BEDROOM 3:** Offering side aspect of the front garden.

**BEDROOM 4:** Having side aspect to the front garden.

**BATHROOM:** Fitted with a panelled bath with shower over having part tiled surround, W.C. and wash hand basin.

### Outside

The property is approached via a part shared lane that leads to off street parking and the property and in turn continues to the grounds and

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**DETACHED DOUBLE GARAGE** having electrically operated double door, power and light connected and personnel side door.

The grounds are a genuine delight and have been meticulously cared for by the present owners and are now designed with terrace areas well placed to enjoy the warm summer afternoons and the remainder is predominantly laid to lawn flanked by well stocked flowering beds.

**SERVICES:** Mains water, drainage, and electricity are connected. Oil fired radiator heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band E

**EPC RATING:** TBC

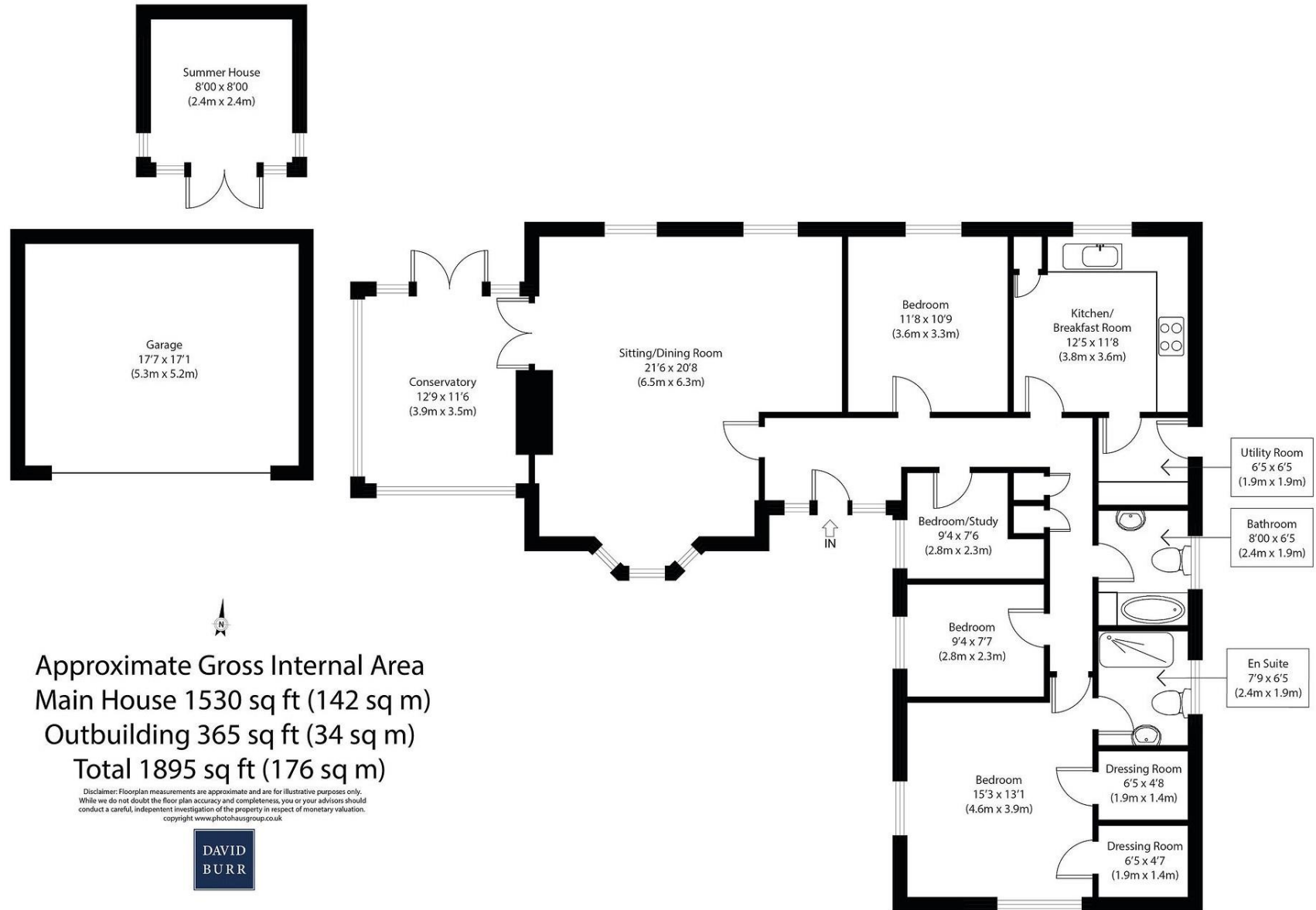
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.



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Ground Floor

