



**Plot 2, Stows Hill,
Cockfield, Suffolk**

**DAVID
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INTERIOR PHOTOGRAPHS TO BE APPENDED

PLOT 2, STOWS HILL, COCKFIELD, BURY ST EDMUNDS, SUFFOLK, IP30 0BY

Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Restaurant, Church and shop/post office. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

A stunning four double bedroom executive home surrounded by picturesque countryside views. Two of the bedrooms enjoy en-suites with two reception rooms to ground floor as well as a kitchen/dining/family room to the rear enjoying far-reaching views.

A splendid four-bedroom executive home with off-road parking and countryside views.

ENTRANCE HALL: An inviting space with exposed herringbone brickwork, staircase leading to first floor and doors leading to:-

SITTING ROOM: A wonderfully light double aspect room with views over the rear garden and rolling countryside beyond.

KITCHEN/DINING/FAMILY ROOM: The kitchen is fitted with a wide range of matching contemporary units with Quartz worktop above and matching return with a large island unit providing further storage with integrated appliances including a fridge/freezer, ceramic hob, one-and-a-half butler sink with drainer unit and Quooker tap with dining space beyond. Neighbouring the dining area is a triple aspect snug seating area that is vaulted with glass patio doors leading to rear terrace enjoying picturesque countryside views.

STUDY/DINING ROOM: A particularly spacious rooms with views to the front. This room could be utilised as a second reception room.

UTILITY: Accessed off the kitchen, this room is fitted with matching units to the kitchen with matching stone worktop with pretty views over the rear garden and fields beyond. Space for washing machine and tumble dryer with further double door built-in cupboard. Side door providing access to rear garden.

BOOT ROOM: Accessed off the entrance hall, this is a useful room with space for shoes and coats and door leading to:-

CLOAKROOM: WC and wash hand basin with vanity unit and mixer tap and attractive tile splashback.

First Floor

LANDING: This room is filled with natural light from a large Velux with doors leading to:-

MASTER BEDROOM: As you enter this room there is an initial dressing area with space for a dressing table with a large sleeping area beyond with further space for bedroom furniture and door leading to:-

EN-SUITE: A light stone flooring and matching wall tile gives this room a contemporary finish with a walk-in wet room style shower with overhead shower and handheld shower, WC and wash hand basin.

BEDROOM 2: A generous second double bedroom with picturesque field views to the rear and door leading to:-

EN-SUITE: A beautifully finished wet rooms style en-suite with walk-in shower area, overhead shower and handheld shower with attractive herringbone style tiling, WC and wash hand basin with vanity unit and field views behind.

BEDROOM 3: A good size double bedroom with large window filling the room with natural light.

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BEDROOM 4: A fourth double room with large window overlooking the rear garden and picturesque scenery beyond.

FAMILY BATHROOM: A contemporary four-piece suite consisting of a wet room style walk-in shower with overhead shower and handheld shower, WC and free-standing bath with free-standing mixer tap, wash hand basin with mixer tap and vanity unit finished with a herringbone ceramic tile flooring.

Outside

To the front of the property a large gravel driveway provides ample **OFF-ROAD PARKING** as well as turning space, stone footpath leading to the front door and side access gate to rear garden. To the immediate rear of the property is a large stone terrace seating area accessed off the kitchen/dining room enjoying elevated far-reaching countryside views.

SERVICES: Main water. Shared private drainage. Electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: prowl.mystery.message

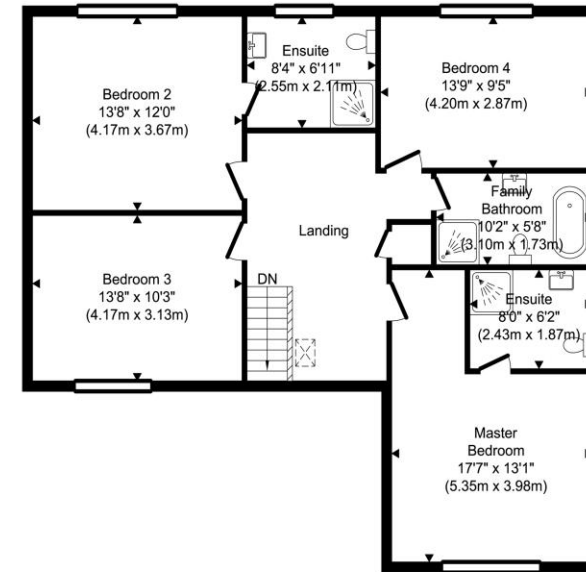
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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
Approximate Floor Area
1149.58 sq. ft.
(106.80 sq. m)



First Floor
Approximate Floor Area
971.12 sq. ft.
(90.22 sq. m)

TOTAL APPROX. FLOOR AREA 2120.70 SQ.FT. (197.02 SQ.M.)

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