

FOR SALE



'Treetops', Cockfield, Suffolk IP30 0LG
Offers In Excess Of £750,000 FREEHOLD


MARTIN & CO



- 5 Generous Bedrooms
- 2 Ensuites
- Tranquil Cul De Sac Position
- Double garage
- Large driveway parking

At the heart of this home, you will find four neutrally decorated reception rooms, providing ample space for both relaxation and entertainment. The house also boasts four reception rooms, conservatory and a separate utility room, a must-have for modern family living. The property features five spacious bedrooms and four well-appointed bathrooms, offering plenty of accommodation for a growing family or visiting guests.

For those who enjoy culinary pursuits, the house comes with a modern, well-equipped kitchen. The property is also blessed with a large driveway, providing ample off-street parking, and a double garage for additional storage or vehicle security.

The property's exterior is equally impressive, with a beautifully maintained garden that offers an excellent outdoor space for children to play or adults to unwind. With its desirable location, generous living spaces, and unique features, this property is ideally suited for families seeking a blend of comfort, convenience, and charm.

THE ACCOMMODATION COMPRISES:

Stairs to first floor, Circular window to front, radiator, cupboard for storing coats door to

CLOAKROOM: Low level WC, wash hand basin, fully tiled floors, ceiling spotlights, circular window to front.

SITTING ROOM: 22' 03" x 14' 00" (6.78m x 4.27m) A dual aspect room with window to front and side, LPG coal effect gas fire, TV point, radiator, glass door to



CONSERVATORY: 19' 09" x 9' 00" (6.02m x 2.74m)
With glass roof, electric underfloor heating French doors to garden.

MORNING ROOM: 14' 00" x 12' 00" (4.27m x 3.66m)
Window to front, shelves with storage cupboard under, radiator, French doors to

DINING ROOM: 19' 04" x 15' 03" (5.89m x 4.65m)
Triple aspect room, windows to front, side, rear, radiator.

KITCHEN BREAKFAST ROOM: 19' 03" Max x 15' 08" Min (5.87m x 4.78m) x 10' 00" (3.05m)

2 windows to rear, ceiling spotlights, range of wall mounted units, marble work surfaces, with units and drawers under, inset stainless steel sink unit with mixer tap, induction hob set into marble breakfast bar, stainless steel hood over, eye level double oven, warming drawer under, cupboard housing boiler, ceramic tiled floor, American style fridge freezer,

underfloor electric heating, ceiling spotlights, TV point.

UTILITY: 7' 06" x 5' 00" (2.29m x 1.52m) Work surfaces, plumbing for automatic washing machine and tumble dry under, part glazed door to side, window to side.

STUDY: 10' 00" x 8' 00" (3.05m x 2.44m) Window to rear, wood laminate flooring, radiator.

FIRST FLOOR LANDING: Airing cupboard housing insulated hot water tank, loft access with ladder, light in loft, radiator.

BEDROOM: 11' 09" x 11' 07" (3.58m x 3.53m) Window to front, radiator, TV point, telephone point, range of fitted wardrobes.

EN SUITE BATHROOM: Egg shaped bath, shower attachment, shower cubicle with mermaid splash backs, wash hand basin vanity unit with storage unit under, tiled splashbacks low level WC, heated towel



rail, ceiling spotlights. Window to side.

BEDROOM: 12' 02" x 10' 00" (3.71m x 3.05m) 2 windows to rear, radiator.

EN SUITE SHOWER ROOM; Pedestal wash hand basin, low level WC, double size shower cubicle, ¾ tiled splash backs, ceiling spotlights, extractor.

BEDROOM: 12' 00" x 12' 00" (3.66m x 3.66m) Window to front, radiator double fitted wardrobe.

BEDROOM: 11' 06" x 9' 00" (3.51m x 2.74m) Window to front, radiator, double wardrobe, pedestal wash hand basin.

BEDROOM: 10' 01"(Min) 10' 8" (Max) (3.07m x 3.25m) x 7' 00" (2.13m) Window to rear, shelved cupboard

FAMILY BATHROOM: 9' 00" x 7' 00" (2.74m x 2.13m) Window to rear, panelled bath, tiled splash back, ceramic tiled floor, and radiator.

OUTSIDE: To front garden laid to lawn, driveway offering ample carparking and access to double garage

DOUBLE GARAGE: 19' 05" x 19' 00" (5.92m x 5.79m) Roll up door, eaves storage, light power connected, personal door to rear. Behind garage is compost and bin store.

Gardens laid predominantly to lawn, with two patio areas, established borders, gate to front, raised vegetable planters, two garden sheds, backing on to an area of local countryside

ADDITIONAL INFORMATION: Council Tax Band: G
Local Authority: West Suffolk
Mains water and private drainage and electricity connected

Oil Fired Central Heating
Vacant possession on completion

ENERGY PERFORMANCE RATING D: A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co. Please call 01284 701511 to arrange a mutually convenient time.

LOCATION: The sought after village of Cockfield is nestled in rolling countryside, well placed for local pubs and an array of countryside walks. Situated approximately 7 miles south of Bury St Edmunds, close to nearby Lavenham and Sudbury, Cockfield is well placed for access to main road routes whilst benefitting from its rural surroundings.



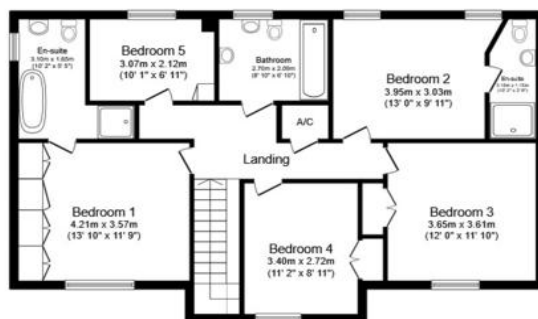
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Ground Floor

Floor area 140.5 m² (1,513 sq.ft.)



First Floor

Floor area 89.5 m² (964 sq.ft.)

TOTAL: 230.0 m² (2,476 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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