



**Plot 3, 1 The Oaks
Cockfield, Suffolk**

**DAVID
BURR**



Plot 3, 1 The Oaks, Great Green, Cockfield, Bury St Edmunds, Suffolk, IP30 0HJ

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 newly built, four bedroom (one en-suite) detached property offering an accommodation schedule of approximately 1,370sq ft arranged over two floors via two ground floor reception rooms and a separate kitchen with quartz preparation surfaces. Completed with a clear emphasis on high quality fixtures, fittings and materials utilised throughout, the property is offered with a ten-year build warranty guarantee in addition to an air source heat pump system providing underfloor heating to the ground floor accommodation. Enjoying a quiet location enjoying views across Cockfield's Great Green.

A newly built four bedroom (one en-suite) detached property enjoying an idyllic location with views across the village green, completed to a high specification throughout and air source heat pump technology and off-street parking.

Grained effect UPVC clad security door opening to:

First Floor

ENTRANCE HALL: With LVT herringbone patterned flooring, stairs off leading to the first floor, useful understairs storage and door to:

MASTER BEDROOM: Situated at the back of the property with window to side, space for free-standing wardrobes and door to:

KITCHEN: Fitted with a matching range of shaker style base and wall units with quartz preparation surfaces over and semi-tiled quartz splash back. Stainless steel single sink unit with vegetable drainer to side and mixer tap above. Integrated appliances include a Neue fridge/freezer, dishwasher and Bosch oven with four ring electric hob above. Window to front, LVT herringbone patterned flooring and spotlights. Underfloor heating.

EN-SUITE SHOWER ROOM: Partly tiled and fitted with a wall mounted wash hand basin with mixer tap above and WC. Fully tiled, separately screened shower with mounted and handheld shower attachment.

UTILITY ROOM: Fitted with base and wall units with quartz preparation surfaces over and door to outside.

BEDROOM TWO: Affording a dual aspect with windows to front and side and space for a free-standing wardrobe.

DINING ROOM: With bay window to side, window to front and carpet. Underfloor heating throughout and lighting.

BEDROOM THREE: With window to side and lighting.

SITTING ROOM: Affording a triple aspect with double doors opening to the terrace and garden beyond, carpets, lighting and underfloor heating.

BEDROOM FOUR: Affording a dual aspect with windows to front and side/

FAMILY BATHROOM: Fully tiled and fitted with cistern WC, floating wash hand basin with mixer tap above and storage below. Panelled bath with shower attached over and glass screening.

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Outside

The property benefits from off-street parking. The garden is fully tufted and approached by an Indian sandstone terrace. External lighting and water tap fitted along with the infrastructure for an EV point.

MANAGEMENT CHARGES: All three properties will own 33.33% of the management company. This will be set up by the developer once all three properties have been sold.

SERVICES: Main water, drainage and electricity connected. Electric and air source heat pump heating with underfloor heating throughout the ground floor and radiators to first floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: 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).

WHAT3WORDS: ///

VIEWING: Strictly by prior appointment only through DAVID BURR.

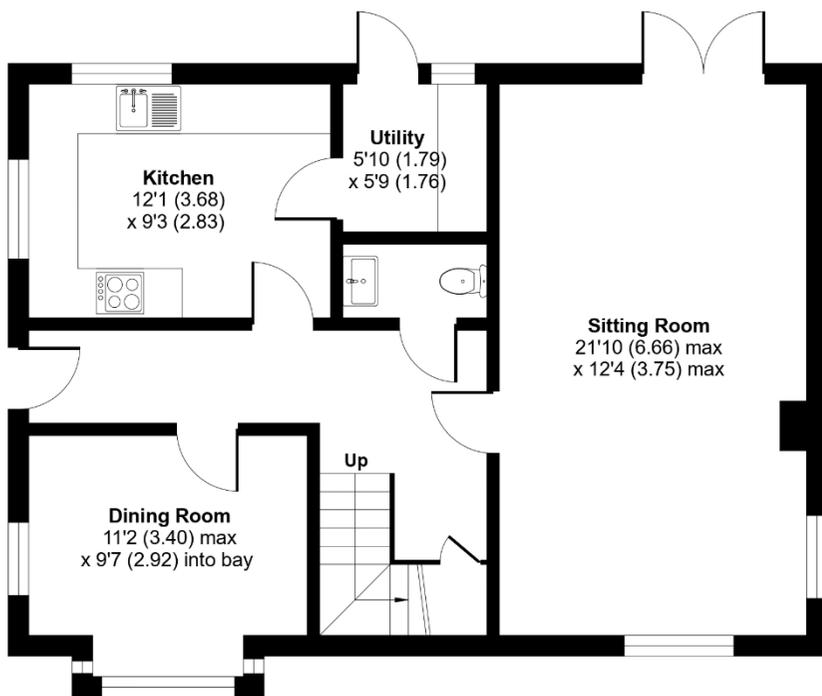


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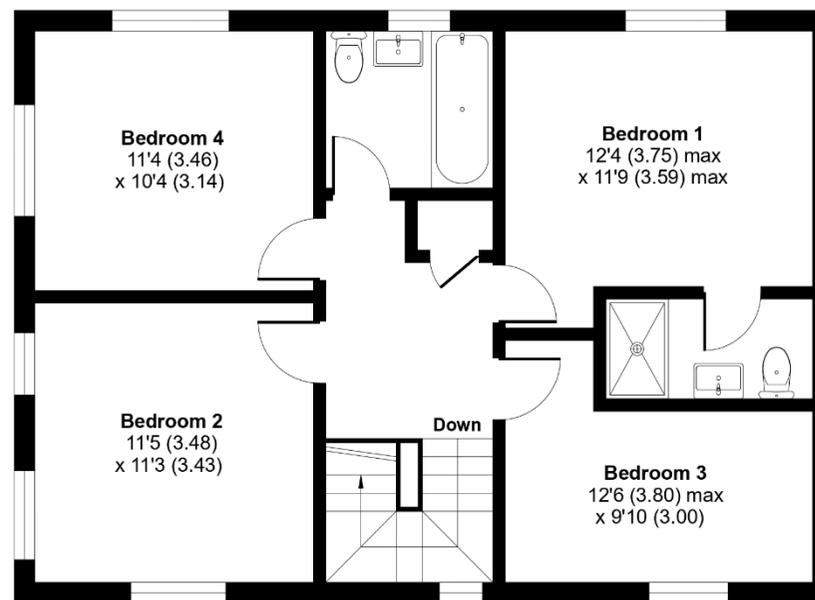
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Approximate Area = 1372 sq ft / 127.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for David Burr Ltd. REF: 1334121

