



DAVID
BURR

Cockles,
Boxted, Suffolk



Cockles, Boxted, Bury St Edmunds, Suffolk, IP29 4LJ

Boxted is an attractive rural hamlet with fine parish church. The nearby village of Hartest (1 mile) provides a school, pub and butchers. The market town of Sudbury (6 miles) with its comprehensive facilities and commuter rail link to London Liverpool Street lies about (8 miles) south, whilst the cathedral town of Bury St Edmunds with its extensive range of amenities lies about (10 miles) north.

Built in the early 1900s, the property was renovated and converted by local architects in 1960s to create this wonderful four bedroom detached family home, sitting within established ground of 1.09 acres, in a secluded rural position. Surrounding the property are fantastic rolling countryside views and being set back on a private lane, buyers could not wish for a quieter setting.

A rural country home

BOOT ROOM: An inviting space with room for shoes and coats, finished with a tiled floor that continues throughout the ground floor and coconut matting with door leading to:

HALL: Staircase leading to first floor galleried landing and opening leading to:

SITTING ROOM: A wonderfully light double aspect room with french doors leading to a side terrace with central fireplace and open fire, leading onto:

DINING ROOM: A particularly elegant room with four windows overlooking the front garden with two feature fireplaces that could be opened up to incorporate open fireplaces or log burners, with openings either side of the chimney breast leading to:

SNUG: A mirror image of the sitting room to the other side of the building. This is a double aspect room with french doors leading to a further side terrace with door leading to:

KITCHEN: The kitchen is fitted with a wide range of contemporary base level units with solid wood worktop above and tongue and groove splashback with pretty views over the rear garden. Integrated appliances include a double stainless steel sink with mixer tap, dishwasher, double oven with hob and extractor above, washing machine and tumble dryer with space for a

fridge/freezer with door to side terrace. Beyond here is a large walk-in pantry that is heavily shelved offering fantastic storage.

CLOAKROOM: With wash hand basin and WC.

First Floor

GALLERIED LANDING: A large velux window fills this space with natural light with doors leading to:

BEDROOM 1: A double aspect room enjoying wonderful countryside views with door leading to:

EN-SUITE: A two piece suite consisting of a wash hand basin with large panelled bath with overhead shower and shower screen.

WALK-IN WARDROBE: This room has been fitted with a range of shelving and hanging rail space offering brilliant storage and is also home to the hot water cylinder.

BEDROOM 2: A generous double bedroom that is again a triple aspect with built in wardrobes and doors leading to:

EN-SUITE: A three piece suite consisting of a WC, corner shower cubicle with overhead shower, wash hand basin and corner linen cupboard.

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BEDROOM 3: A light double bedroom with two windows overlooking the front garden and rolling countryside beyond.

BEDROOM 4: A fourth double bedroom with double built in wardrobes and far reaching countryside views.

BEDROOM 5/STUDY: This room is currently utilised as a study or could be a fifth single bedroom.

FAMILY BATHROOM: A three piece suite consisting of a large panelled bath, WC and wash hand basin with useful linen cupboard.

Outside

The outside space that Cockles enjoys is one of the property's most attractive features sitting centrally within 1.09 acres of established grounds, predominately laid to lawn with mature shrub and hedge boundaries as well as a number of mature trees, offering an array of colour throughout the seasons. A private track with five bar gate and shingle driveway leads onto a **DOUBLE GARAGE** that is of a solid block construction with light and power connected with footpath leading to the property where you will find two large terraced seating areas to both the east and west wrapping round the south elevation, allowing you to follow the sun throughout the day.

SERVICES: Main water. Private drainage. Main electricity connected. Electric heating via underfloor and radiators to first floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – 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).

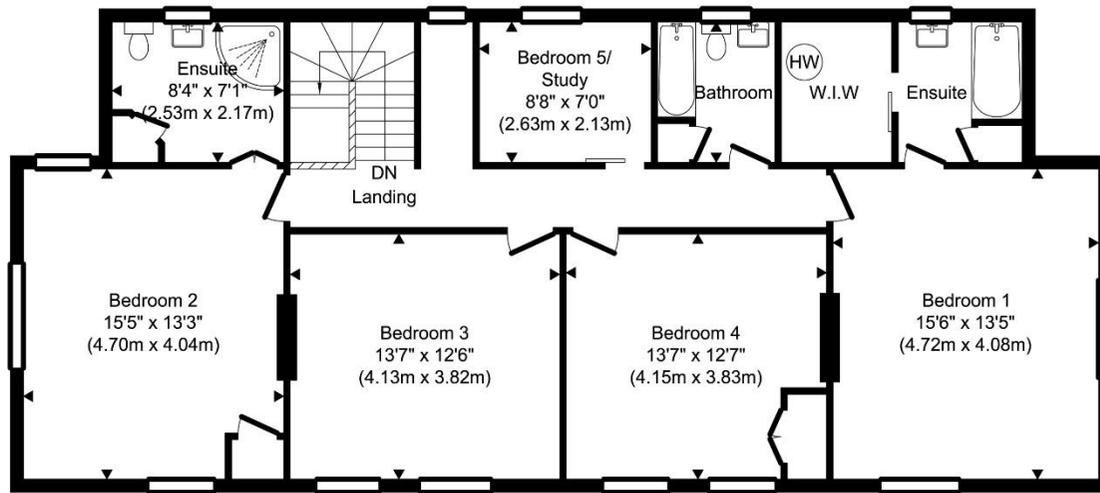
COUNCIL TAX BAND: G.

TENURE: Freehold

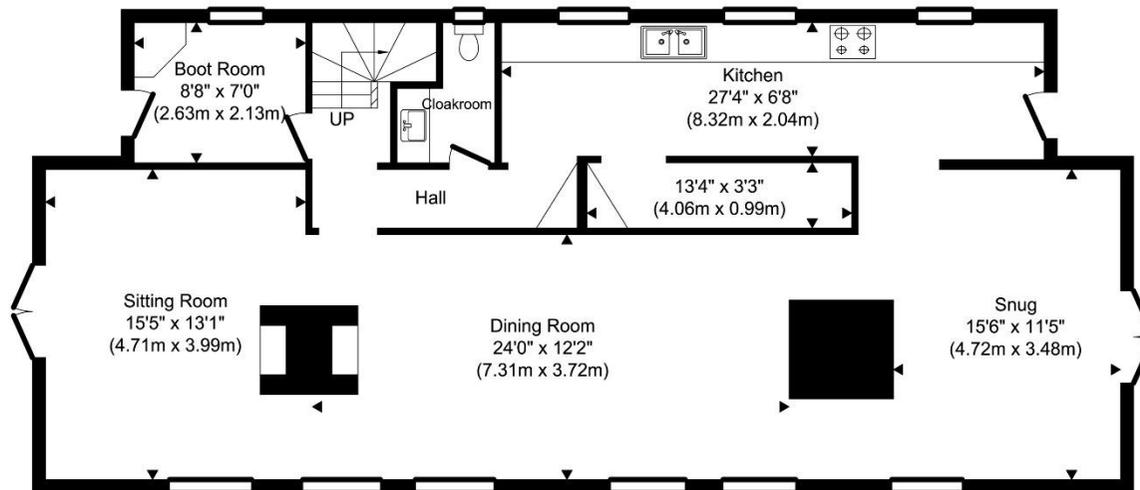
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: ///poker.monkeys.rules

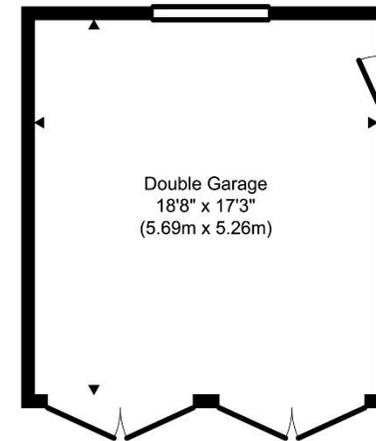
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First Floor
 Approximate Floor Area
 1170.25 sq. ft.
 (108.72 sq. m)



Ground Floor
 Approximate Floor Area
 1170.25 sq. ft.
 (108.72 sq. m)



Outbuilding
 Approximate Floor Area
 322.05 sq. ft.
 (29.92 sq. m)

TOTAL APPROX. FLOOR AREA 2662.56 SQ.FT. (247.36 SQ.M.)

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