



**Treetops,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



TREETOPS, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0LG

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This well-presented detached house occupies a lovely position in a quiet private close of individual homes within one of the areas most favoured villages. The extensive living space offers considerable versatility and is further complemented by a detached double garage, ample parking and generous gardens. **In all about 0.26 acres.**

An exceptionally well-presented detached house in one of the areas most favoured villages.

ENTRANCE HALL: A spacious inviting area with a pretty port-hole window, staircase off and opening to:-

Inner Hall:

DRAWING ROOM: A splendid room with a large fireplace providing the focal point and including an ornate carved surround, inset granite hearth, slips and coal effect gas fire.

CONSERVATORY: A lovely light addition with attractive tiled floor running throughout, views over the garden and double doors opening to terracing.

DINING ROOM: A versatile space with good natural light.

SITTING ROOM: Double doors open to the dining room. Hand-built display shelving with storage below.

STUDY: With views over the rear garden and offering potential to be a play room, snug, etc.

KITCHEN/BREAKFAST ROOM: Overlooking part of the garden and finished with an extensive range of attractive matching modern units and thick Quartz worktops that continue to incorporate a circular breakfast bar.

Deep pan drawers, electric Neff double oven with warming drawer, single drainer sink unit with vegetable drainer and mixer tap over. Integrated dishwasher and space/point for an American style fridge/freezer. Further storage cupboard and door to:-

UTILITY ROOM: A useful room with a door to the garden, fitted worktop, plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Useful cloaks hanging area/storage cupboard. Fitted WC and wash hand basin with fitted mirror over. Pretty port-hole window.

First Floor

LANDING: A spacious area with shelved linen cupboard and doors to:-

PRINCIPAL SUITE: Extensive built-in wardrobes, storage cupboard and door to:-

ENSUITE: A spacious room finished with a large double shower cubicle, deep double ended contemporary bath with shower attachment, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: Door to:-

ENSUITE: Large double tiled shower cubicle, heated towel rail, WC and wash hand basin.

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BEDROOM 3: Built-in double wardrobe.

BEDROOM 4: Built-in double wardrobe and wash hand basin.

BEDROOM 5:

FAMILY BATHROOM: Finished with a large deep double ended jacuzzi bath, heated towel rail, bidet, WC and wash hand basin with storage below.

Outside

A large tarmacadam drive provides extensive **OFF-ROAD PARKING** and in turn leads to:-

DOUBLE GARAGE: With electric up and over door, light and power connected and personnel door to rear.

The gardens are one of the property's most attractive features, generous in size and divided into distinct areas with well placed terracing taking advantage of the sun throughout the day, complemented by large expanses of lawn, established trees and colourful beds.

In all about 0.26 acres.

AGENTS NOTE

We understand that the property is situated on a privately maintained unadopted road.

SERVICES: Main water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council – 0300 123 4000.
Council Tax Band: G.

EPC RATING: D.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

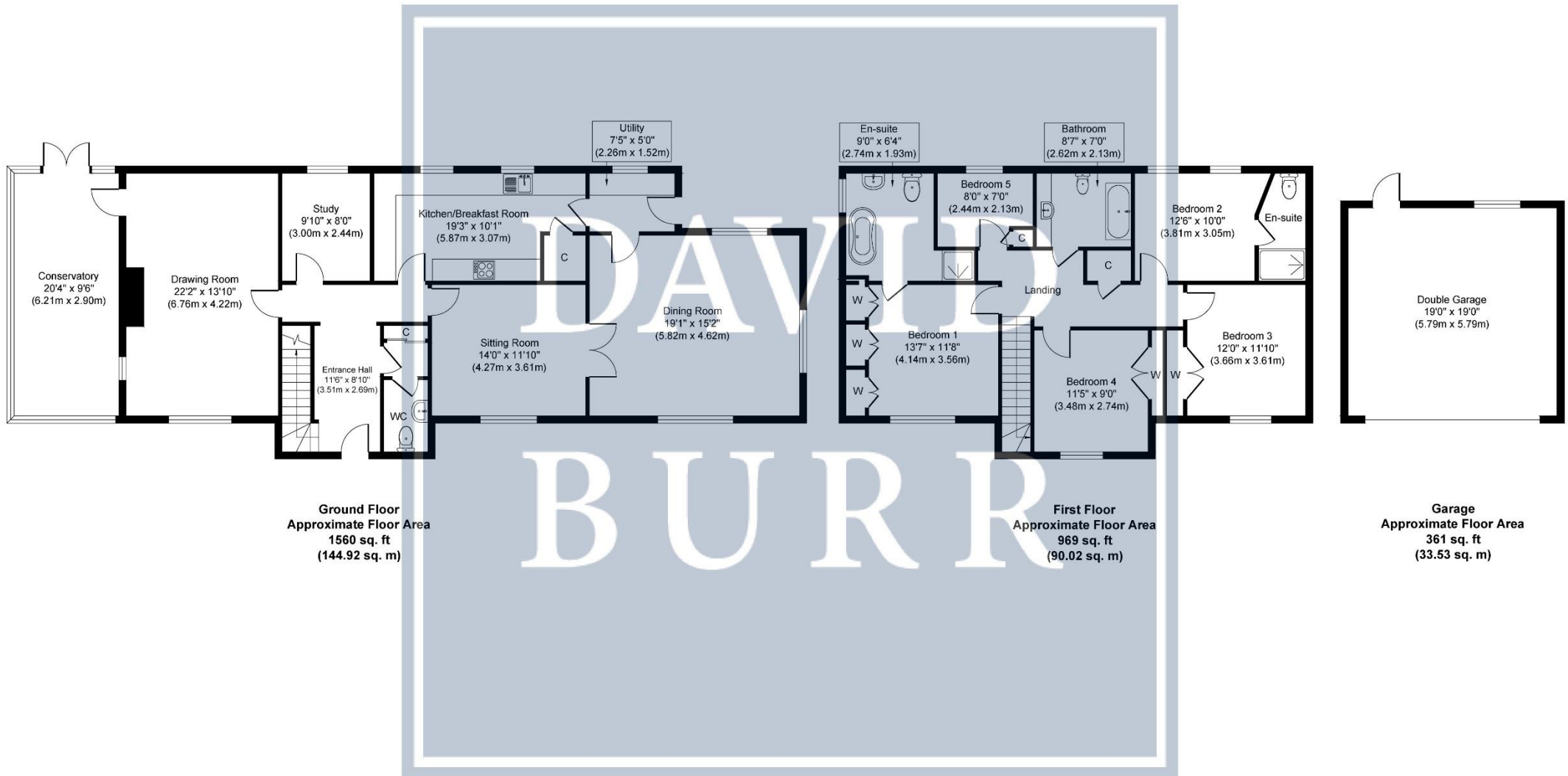
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WHAT3WORDS: ///locate.bypassed.bystander.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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