



Millers Close, Cockfield, Suffolk, IP30 0BN

MARK · EWIN
BURY ST EDMUNDS

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A well-presented, three-bedroom detached property benefitting from field views and off-road parking in the village of Cockfield.

The accommodation comprises of an entrance hall, cloakroom, welcoming sitting room and an open plan kitchen/dining/family room with doors leading into the garden. The kitchen offers an attractive range of wall and base level units along with a built-in cooker, hob and extractor over.

Moving to the first floor, there are three bedrooms, the principal benefits from an ensuite shower room. The modern family bathroom completes the accommodation on offer.

Outside, the front garden is mainly laid to lawn with a driveway for ample parking which leads to the car port. To the rear garden is laid to lawn with a paved patio area and benefits from stunning field views.

Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

Broadband: Standard & Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: TBC



Directions

Leaving Bury St Edmunds heading south along the A134, pass through the village of Great Whelnetham and take the left turning onto the A1141. Continue along this road and turn left into Millers Close and then left again and the property can be found on the right hand side.

Location

The village of Cockfield offers a village store, post office, public house and Primary School. Cockfield is situated just north of Lavenham and eight miles away from the historic town of Bury St Edmunds and ten miles from Stowmarket. Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 6' 9" x 5' 8" (2.07m x 1.72m)

Sitting Room 7' 7" x 11' 10" (2.31m x 3.61m)

Kitchen/Dining/Family Room 23' 4" x 12' 6" (7.10m x 3.81m reducing to 3.39m)

Cloakroom

Landing 12' 4" x 6' 3" (3.77m x 1.91m)

Bedroom One 12' 3" x 10' 10" (3.74m x 3.29m)

Ensuite 7' 1" x 5' 3" (2.15m x 1.61m)

Bedroom Two 16' 6" x 9' 11" (5.02m reducing to 3.74m x 3.01m)

Bedroom Three 12' 4" x 7' 1" (3.76m x 2.17m)

Bathroom 7' 7" x 6' 7" (2.30m x 2.01m)

Front & Rear Garden

Car Port

Additional Information:

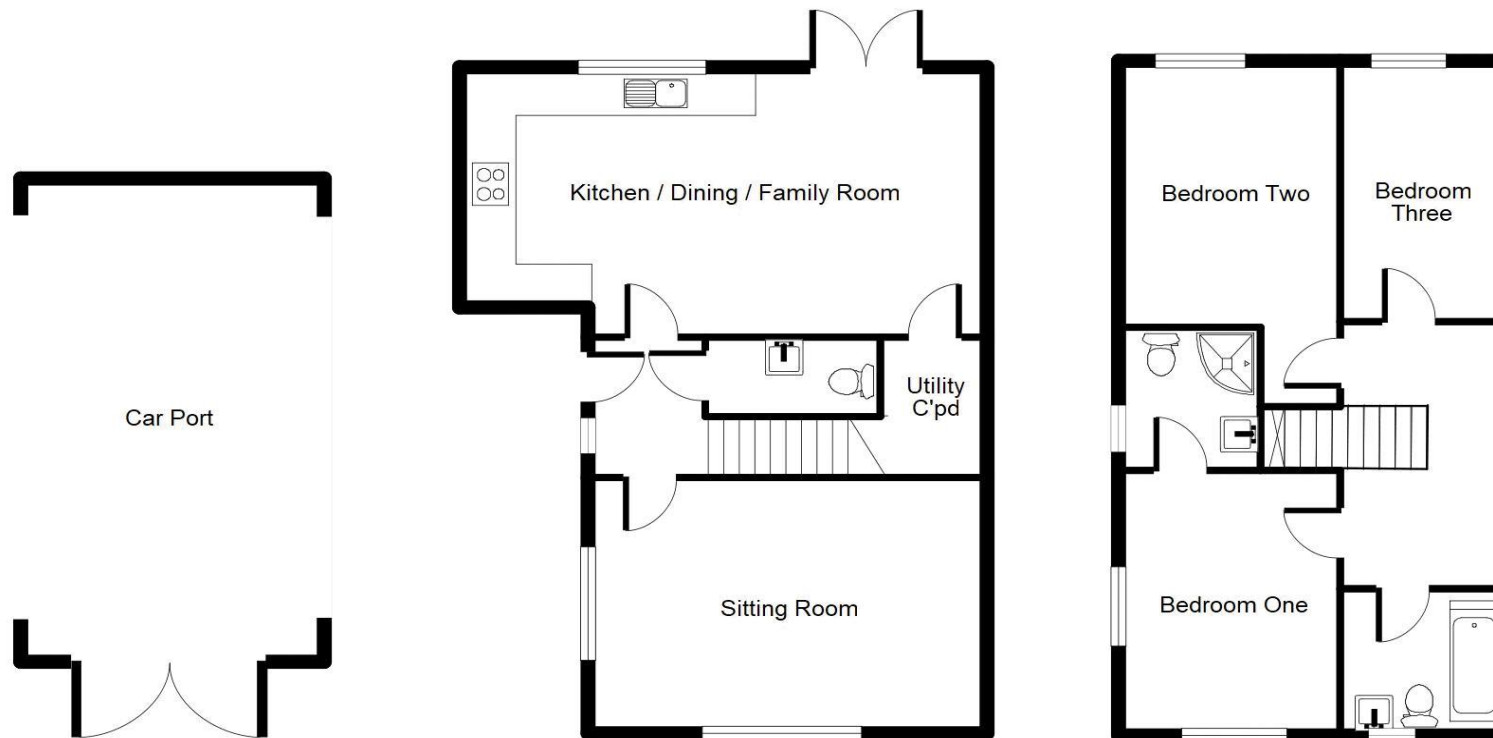
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Offers Over £375,000
Freehold





For identification only. (Not to scale)
 (c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
 77 St Johns Street, Bury St Edmunds
 Suffolk, IP33 1SQ

