



**3 Dukes Meadow,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

3 DUKES MEADOW, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0HR

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include two pubs, a primary school, garage, restaurant, 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 spacious detached house occupies a lovely established setting in one of the areas most favoured villages. The property is located just a stone's throw from the village green and offers versatile accommodation further complemented by ample parking and a generous garden abutting fields.

A spacious detached house abutting farmland in one of the areas most favoured villages.

ENTRANCE HALL: 16'2" x 7'10" (4.92m x 2.38m). A spacious inviting area with fitted barrier matting, staircase off and doors to:-

DRAWING ROOM: 23' x 13' (7.01m x 3.96m). A wall of glass incorporates a set of double doors opening on to terracing and the garden beyond. Fireplace with painted brick surround and open hearth. Opening to study and opening to:-

DINING ROOM: 11'10" x 11'10" (3.6m x 3.6m). With a feeling of space given the link to the drawing room and enjoying views over the garden.

STUDY/SNUG: 11' x 9'10" (3.35m x 2.99m). A versatile space that could be utilised as a playroom, occasional bedroom, etc.

KITCHEN/BREAKFAST ROOM: 15'1" x 10'5" (4.59m x 3.17m). Fitted with an extensive range of attractive matching units including glass display cabinet, thick wood worktops, deep butler sink and mixer tap over. Views over the garden. Integrated dishwasher, space for electric oven with fitted extractor hood over and door to:-

UTILITY/BOOT ROOM: 10'4" x 7'3" (3.14m x 2.2m). A useful room with space/plumbing for a large American style fridge/freezer, further fitted units and worktop with inset single drainer sink unit with mixer tap

over. Plumbing for washing machine, space for tumble dryer and door to garden.

CLOAKROOM: Fitted WC and wash hand basin.

First floor

LANDING: A spacious area with linen cupboard, useful storage cupboard, access to loft storage space and doors to:-

BEDROOM 1: 14'3" x 11'10" (4.24m x 3.6m). Enjoying views over the rear garden and fields beyond. Built-in double wardrobe and door to:-

ENSUITE BATHROOM: Bath with shower attachment over, WC and wash hand basin.

BEDROOM 2: 13' x 12' (3.96m x 3.65m). Built-in double wardrobe with fitted hanging rail and shelving. Views over the garden and fields beyond.

BEDROOM 3: 10'10" x 10' (3.3m x 3.04m). Built-in double wardrobe.

BEDROOM 4: 11'10" x 7'10" (3.6m x 2.38m). Enjoying views over the garden and fields beyond. Built-in double wardrobe.

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BATHROOM: A spacious room with a bath including a shower over and side screen, WC and wash hand basin.

Outside

A tarmac drive provides ample **OFF-ROAD PARKING** for a number of vehicles that in turn leads to:-

DOUBLE GARAGE: 18' x 17'6" (5.48m x 5.33m). Up and over doors, light and power connected and personnel door to rear.

The garden is one of the property's most attractive features, generous in size with a large expanse of lawn complemented by pear trees, roses, etc.

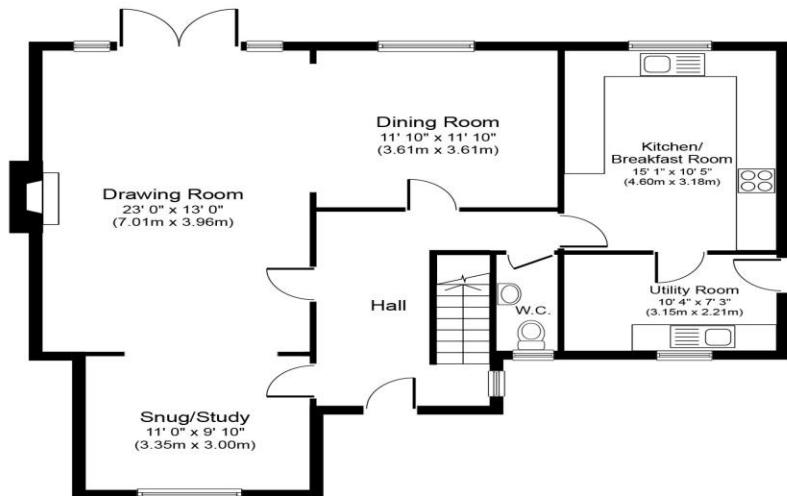
SERVICES: Main electricity, water and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 01284 763233. Council Tax Band: E - £2,318 – 2023.

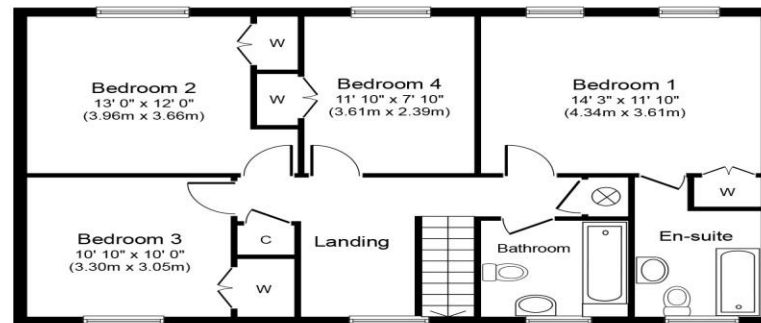
EPC RATING: D – report available upon request.

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

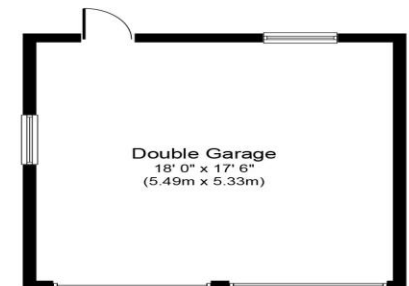
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Ground Floor
Approximate Floor Area
969 sq.ft.
(90.0 sq.m.)



First Floor
Approximate Floor Area
816 sq.ft.
(48.8 sq.m.)



Garage
Approximate Floor Area
315 sq.ft.
(29.3 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

