



**March House,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

MARCH HOUSE, GREAT GREEN, COCKFIELD, SUFFOLK. IP30 0HQ

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 exceptionally well-presented semi-detached house occupies a lovely position in the heart of one of the areas most favoured villages. The well-balanced accommodation enjoys far reaching field views and is further complemented by ample off-road parking, a 29ft. long garage/workshop and a charming garden.

An exceptionally well-presented semi-detached house with field views.

ENTRANCE HALL: A spacious inviting area with oak wood flooring, fitted barrier matting, staircase off and doors to:-

SITTING ROOM: Enjoying far reaching field views.

Inner Hall: Oak wood flooring, large recessed storage cupboard with plumbing for water softener.

KITCHEN/DINING ROOM: Enjoying a lovely view over the rear garden with double doors opening onto terracing. Oak wood floor and finished with an extensive range of attractive matching modern units and worktops incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Integrated electric oven, hob and extractor fan over. Plumbing for washing machine and dishwasher. Space/point for large fridge/freezer.

CLOAKROOM: A spacious room with oak wood flooring, WC and wash hand basin with storage below.

First Floor

LANDING: A large shelved storage/linen cupboard and doors to:-

BEDROOM 1: Enjoying a view over the rear garden with fields beyond.

BEDROOM 2: Enjoying far reaching field views.

BEDROOM 3: Overlooking the rear garden.

BATHROOM: Bath with separate shower over and side screen, heated towel rail, WC and wash hand basin with storage below.

Outside

A sweeping gravel drive provides extensive **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/WORKSHOP: 29'8" x 11'1". Electric up and over door, extensive power points, lighting, natural light and personnel door to side. Clear potential to utilise this building as a studio, office, utility space and still retain a garage area if required.

The garden is one of the property's most attractive features, generous in size and finished with a large terrace leading to an expanse of lawn and bordered to the rear by established trees. External lighting, power points and water point.

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SERVICES: Main water and electricity are connected. Private drainage. Heating via air source heat pump, underfloor at ground floor, radiators at first floor). **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.

EPC RATING: Awaiting report.

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

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

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WHAT3WORDS: ///repayment.stable.napped.

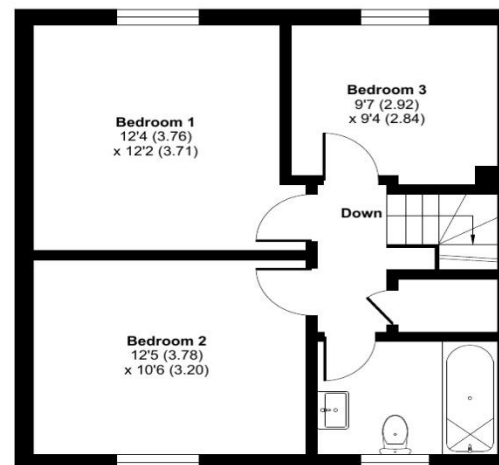
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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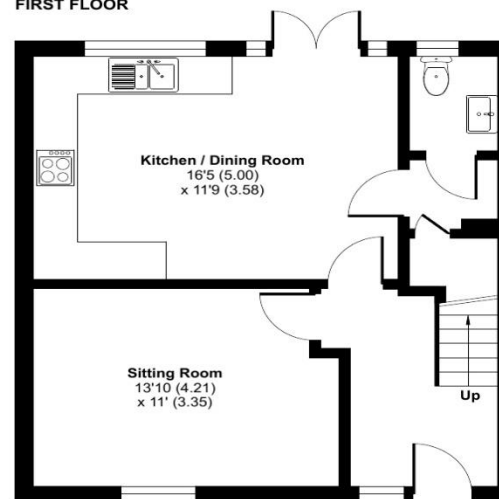
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Approximate Area = 960 sq ft / 89.1 sq m
Garage = 331 sq ft / 30.7 sq m
Total = 1291 sq ft / 119.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Long Melford Ltd. REF: 1123920

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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

