



**Hardwick View,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



HARDWICK VIEW, ABBEY MEADOWS, COCKFIELD, SUFFOLK. IP30 0LB

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.

An immaculately presented modern family home built to exacting standards by a highly thought of local builder with the remnants of a 10-year build warranty in this highly regarded Suffolk village. The versatile and well-balanced accommodation schedule is complemented by generous gardens extending to approximately 0.2 acres incorporating a gated entrance, driveway, detached double garage and state of the art Alfresco dining and entertaining areas with formal lawns beyond.

A beautifully presented modern home with a double garage and generous gardens in this highly regarded Suffolk village.

ENTRANCE HALL: With stairs rising to first floor, understairs storage cupboard and door to:-

SITTING/RECEPTION ROOM: A light dual aspect room with windows to front and side. The centre piece is provided by the ornate feature fireplace with space for decorative stove. Open plan access to the:-

SNUG: With skylight window, window to side and French style double doors opening on to the terraced abutting the rear of the property.

KITCHEN/BREAKFAST ROOM: Very well appointed with a range of matching wall and base units and a central breakfast island. Integrated appliances include a fridge/freezer, electric hob with extractor over, dishwasher and a sink inset with drainer and mixer tap. The kitchen is finished with Quartz worksurfaces and bi-fold doors leading to:-

DINING ROOM: A fantastic addition to the rear of the property providing wonderful views over the rear gardens and access to the terrace immediately abutting the rear.

UTILITY/CLOAKROOM: With white suite comprising WC, hand wash basin and double doors to the **Utility Cupboard:** housing the water cylinder and providing space for washer and dryer.

First Floor

LANDING: With sky light window to side, a wall of integrated storage and door to:-

PRINCIPAL BEDROOM: With window to rear and side and door to:-

EN SUITE: With white suite comprising WC, hand wash basin and corner shower.

BEDROOM 2: A double bedroom with window to front.

BEDROOM 3: A double bedroom with window to side.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment over and chrome heated towel rail.

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Outside

The property is accessed via a private close of only 3 properties with gated access leading to Hardwick View which in turn leads to a resin driveway providing ample **OFF-ROAD PARKING** and double electric roller door opening up to the:-

DETACHED DOUBLE GARAGE: With power and light. Finished with attractive clad elevations with a slate roof, window to side aspect and personnel door.

There is a tastefully screened bin store and immaculately presented gardens to the rear initially comprising a substantial terrace, finished to a high standard with 2 distinct Alfresco dining/entertaining areas to the side of the property, one of which is set under an oak pergola with a slate roof providing space for a hot tub. Gated access leads to a second terrace which is home to a large brick-built pond with integral filtration system and water fall under an oak pergola with slate roof and attached to a **plant room/workshop** with personnel door and window overlooking the rear gardens. The formal gardens are predominately laid to lawn with a delicately planted border at the rear most boundary of the property and views of the mature Suffolk landscape beyond.

In all about 0.2 acres.

AGENTS NOTE

The driveway is subject to a right of way for one other property.

SERVICES: Main water and electricity connected. Private drainage. Air source heat pump heating – underfloor heating at ground floor with radiators at first floor. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: E - £2,509.05 – 2024.

EPC RATING: B – report available upon request.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

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

WHAT3WORDS: ///reacting.massaged.chimp.

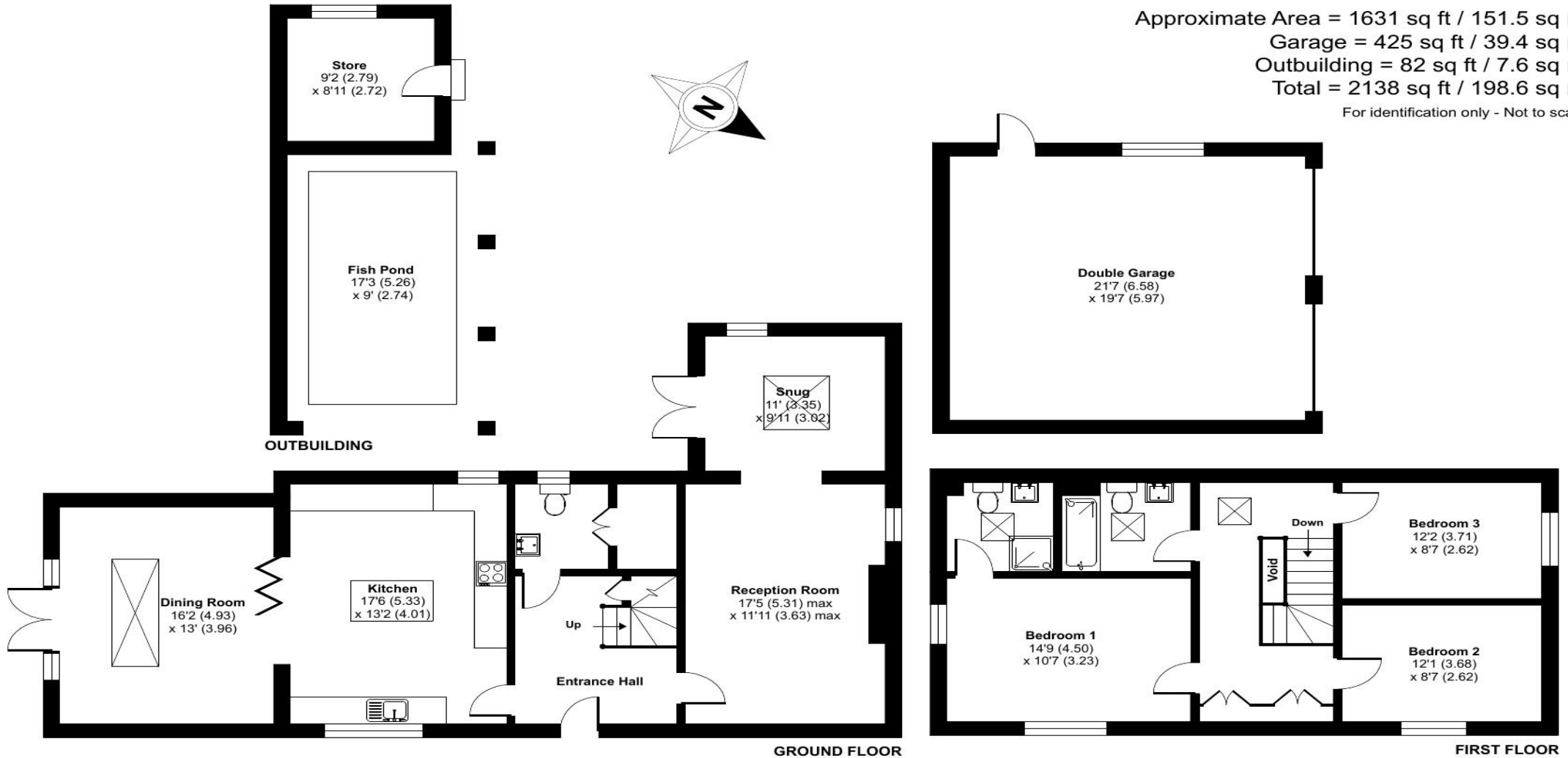
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Bury Road, Cockfield, Bury St. Edmunds, IP30

Approximate Area = 1631 sq ft / 151.5 sq m
Garage = 425 sq ft / 39.4 sq m
Outbuilding = 82 sq ft / 7.6 sq m
Total = 2138 sq ft / 198.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1161291

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

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

