



**Chequers Way,
Cockfield, Bury St Edmunds, Suffolk**

**DAVID
BURR**



Chequers Way, Cockfield, Bury St Edmunds, Suffolk, IP30 0HJ

Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Restaurant, Church and shop/post office. The Cathedral town of Bury St Edmunds is 7 miles away and the market town of Sudbury is 9 miles. Both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

Chequers Way is an exclusive development of just five newly built executive homes, situated within the idyllic Suffolk countryside. Located within close proximity of Bury St Edmunds and Cambridge, with direct links to London from Stowmarket, the properties are of high specification, fitted with a shaker style kitchen with quartz preparation surfaces and upstands above. Integrated appliances include dishwasher, fridge freezer, cooker, microwave and grill. Further benefits to the property include Oak LVT flooring throughout the ground floor, with underfloor heating sourced by an air source heat pump. Off-road parking and double garaging to all plots with EV charger.

A highly exclusive development of just five newly built executive homes situated within the idyllic Suffolk countryside village of Cockfield. Completed to a high specification throughout with further benefits including an air source heat pump, off-road parking and double garaging with EV charger

SPECIFICATION

Kitchen:

- High quality shaker style units with quartz preparation surfaces and upstands above.
- Sink units with mixer tap above
- Breakfast island with quartz preparation surfaces
- Integrated appliances include dishwasher, fridge freezer, cooker, microwave and grill

Bathrooms:

- Bath to all family bathrooms
- Rainfall fitted shower head with handheld shower attachment to the family bathroom and en-suites
- Chrome heated towel radiators

Interior fixtures and fittings:

- Oak LVT flooring throughout the ground floor
- Underfloor heating throughout the ground floor sourced by an air source heat pump
- Fitted Cromar carpets to the first floor

Exterior:

- Off-road parking
- Double garaging to all plots
- EV charger fitted
- Outside socket
- Outside tap

SERVICES: Mains water, drainage and electricity connected. Air source heat pump system. **NOTE:** None of these services have been tested by the agent.

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About Bannerchoice

Bannerchoice is a family company that has been creating new homes since 1973. With years of experience, and a passion for quality, their mission is to deliver properties that families can truly call home.

Their approach combines traditional family values with modern design and construction techniques. They believe every project deserves a personal touch, which is why they oversee each stage of development themselves, ensuring the highest standards of craftsmanship, safety, and comfort.

Plot 1 – 178 m2 – Reserved

Plot 2 – 165 m2

Plot 3 – 178 m2

Plot 4 – 165 m2

Plot 5 – 178 m2

VIEWING: Strictly by prior appointment only through DAVID BURR.

EPC RATING: Band TBC.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

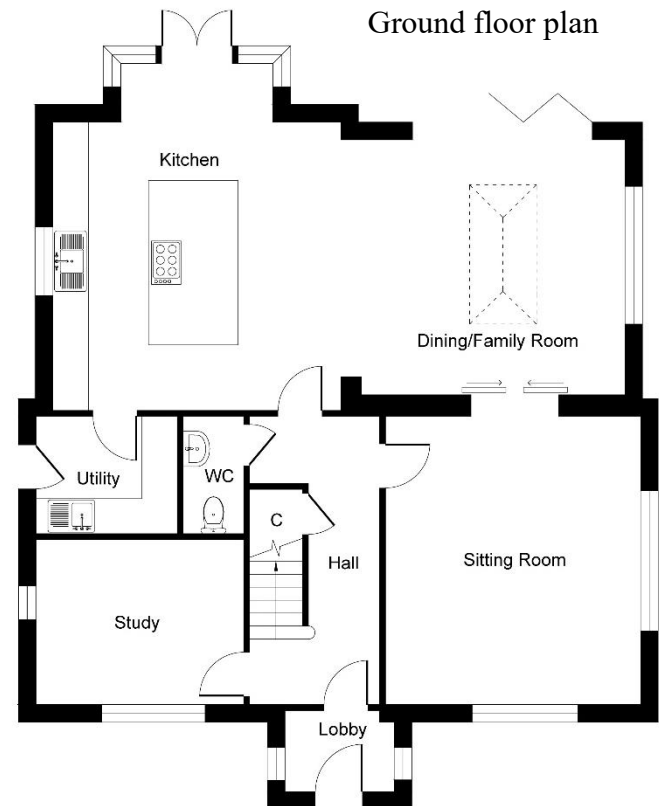
TENURE: Freehold

WHAT3WORDS: ///manicured.react.wider

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Plot 1, 3* & 5*

*Opposite



Ground floor plan

Plot 2 & 4

