



MORTIMER ROAD

Cockfield | Bury St. Edmunds





The stylish triple aspect kitchen in navy blue wood revolves around a central island with breakfast bar and a vaulted dining area through to the garden sun terrace

MORTIMER ROAD

COCKFIELD | BURY ST EDMUNDS

- Spacious three-bedroom home with light filled & considered configuration
- Well located close to historic Bury St. Edmunds & Sudbury for mainline rail link
- Sitting Room with snug & separate study create ideal remote-working setup
- Kitchen / breakfast room with central island & complete range of appliances
- Large bathroom, en-suite & cloakroom
- Off-road parking & garage
- Gardens with pleasant treelined outlook



Well-designed modern home nestled on the edge of an historic village with pleasant outlook and garage

This three-bedroom detached home offers exceptional well-designed living spaces and high-performing energy efficiencies. Of particular note is the welcoming and wide entrance hall that leads to the light-filled triple aspect Kitchen/Breakfast/Dining area with its central island and the dual aspect Sitting Room – both with a set of French doors to the terrace; creating a seamless flow for entertaining. The considered configuration is such that it benefits couple remote-working with a separate Study in addition to a Snug. Moreover, the vaulted ceiling aspects give aesthetic appeal while the air-source heat pump delivers on the property's green credentials. There is the benefit of a large bathroom, en-suite shower room and downstairs cloakroom.

The property is nestled within a recent development of smart homes referred to as 'The Willows'. This particular plot enjoys a fully enclosed rear garden with an outlook towards an established copse of dense greenery while delivering a high degree of privacy. A sun terrace envelopes the rear while a gated pathway leads to the front garden with off-road parking and the additional asset of a garage.

4 Mortimer Road is situated in the well-regarded village of Cockfield– seven miles south of the fine Suffolk cathedral town of Bury St. Edmunds and twelve miles, in the opposite direction, from the pretty market town of Sudbury – with commuter rail links to London Liverpool Street. The picturesque vilages of Lavenham and Long Melford are both within six miles. The University City of Cambridge and Newmarket racecourses are reached via the A14 east-west major road link, which is access at Bury St. Edmunds and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants and leisure facilities can be found within a short drive. The surrounding undulating countryside is ideal for rambling, cycling and riding. There is an excellent neighbouring gastropub – 'The Six Bells' in Felsham – to round off the day of excursions.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

4 Mortimer Road displays brick rendered elevations beneath a pantiled pitched roof and provides well-designed, comfortable and versatile accommodation that measures approx 1,259 ft² (117 m²). The property will suit a broad range of buyers from young families to commuters relocating out of the City – all who seek convenient living with excellent outdoor amenity in a well-regarded village.

Ground Floor

ENTRANCE HALL

From an illuminated entrance porch, the partially glazed front door opens into a wide and welcoming entrance hall. Door to understairs storage cupboard with automatic LED. Recessed lighting. Wood floors with underfloor heating.

CLOAKROOM

With opaque window to side aspect, the suite comprises a wall-mounted basin with mixer tap and wc. Recessed lighting. Marble tiled floor with underfloor heating.

STUDY 8'6" x 9'2" (2.60m x 2.80m)

A useful space currently used as a study with to front aspect fitted with privacy blinds. TV and ethernet points. Recessed lighting. Carpeted underfloor heating.

SITTING ROOM 12'9" x 11'1" (3.90m x 3.40m)

An inviting dual aspect space with French doors and glazing either side to the sun terrace. TV and ethernet points. Recessed lighting and underfloor heating.



Welcoming Entrance Hall with cloakroom



Useful Study



Sitting Room with French doors to sun terrace

Ground Floor (Cont'd)

SNUG 7'10" x 6'6" (2.40m x 2.00m)

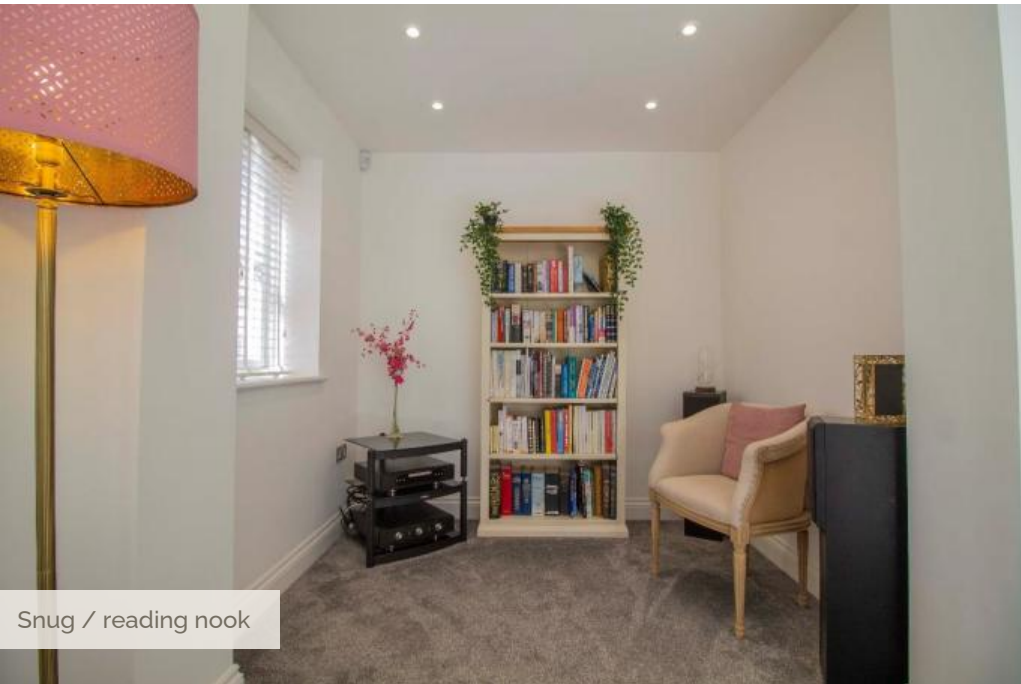
With window to side aspect fitted with privacy blinds, the Snug opens up to a reading rook. Recessed lighting. Carpeted underfloor heating.

KITCHEN / BREAKFAST ROOM 13'9" x 14'1" (4.20m x 4.30m)

This triple aspect space enjoys a considered layout with its extensive cabinetry, including a tall larder in a stylish wood grain navy blue hue that revolve around the central island with breakfast bar. Integrated appliances include: *Bosch* four pan induction hob with stainless extractor, *Bosch* oven/grill, fridge/freezer, dishwasher and washing machine with dryer. The white quartz preparation surfaces with task lighting incorporate the stainless steel one and half bowl sink with mixer tap. Recessed lighting. Marble tiled underfloor heating.

DINING / FAMILY AREA 14'5" x 5'10" (4.40m x 1.80m)

The Kitchen/Breakfast room is subdivided into a dining area recess with its uplifting vaulted ceiling height. French doors and window fitted with privacy blinds provide garden views and lead to the sun terrace. Recessed lighting. The marble tiled underfloor heating flows through.



Snug / reading nook

First Floor

The stairs rise to a galleried landing with window to front aspect fitted with privacy blinds. Door to airing cupboard with *Samsung* air source heat pump interface and water cylinder and automatic lighting. Recessed lighting. Carpeted underfloor heating.

BEDROOM ONE 12'9" x 11'1" (3.30m x 3.40m)

The principal bedroom suite enjoys garden views toward the treelined aspect through a sash window fitted with privacy blinds. TV point. Recessed lighting. Radiator. Door to:

EN-SUITE SHOWER ROOM

With opaque window to side aspect, the fully marble tiled en-suite lends a luxurious feel. Suite comprises: corner shower cubicle with fixed head and detachable hose, wall-mounted basin vanity with mixer tap and wc. Shaver point. Extractor fan. Mirror. Recessed lighting. Double height heated towel rail. Marble tiled floor.

BEDROOM TWO 12'9" x 11'1" (3.30m x 3.40m)

With window to front aspect fitted with privacy blinds. Loft hatch. Recessed lighting. Radiator.



Bedroom One with sash window to garden views



Fully tiled en-suite Shower Room



Bedroom Two with built-in wardrobes



Large bathroom suite

First Floor (Cont'd)

BEDROOM THREE 10'2" x 7'10" (3.10m x 2.40m)

With dormer window to rear garden aspect fitted with privacy blinds, the vaulted space is currently arranged as a dressing room with a fitted wardrobe system. Recessed lighting. Radiator.

BATHROOM

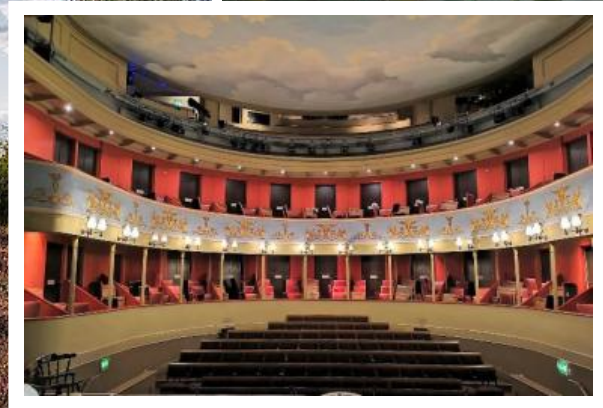
A sumptuous vaulted bathroom with opaque dormer window to front aspect and floor to ceiling marble tiles and wainscot. The suite comprises panelled bath with rain shower and separate hose, wall-mounted basin vanity with mixer tap and wc. Extractor fan. Shaver point. Mirror. Double height heated towel rail. Recessed lighting. Marble tiled floor.

GARDENS & PARKING

The property is approached via a blocked paved front driveway with plentiful parking that leads to garaging. The front and rear gardens are predominantly laid to lawn and connected by a gated pathway that leads to the sun terrace. Outdoor tap and up and down lighting. The boundary is fully enclosed and pet-friendly which is further screened off by attractive willow fence panels while the main feature is the adjacent wooded treeline that gives an excellent degree of privacy and greenery.



Fully enclosed, pet-friendly lawned garden is screened off either end by attractive willow fence panels



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Bury St. Edmunds (A14) 6.5 miles
Sudbury 12 miles
Newmarket 21 miles
Ipswich 23 miles
Cambridge 35 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr 10 mins / 42 miles)



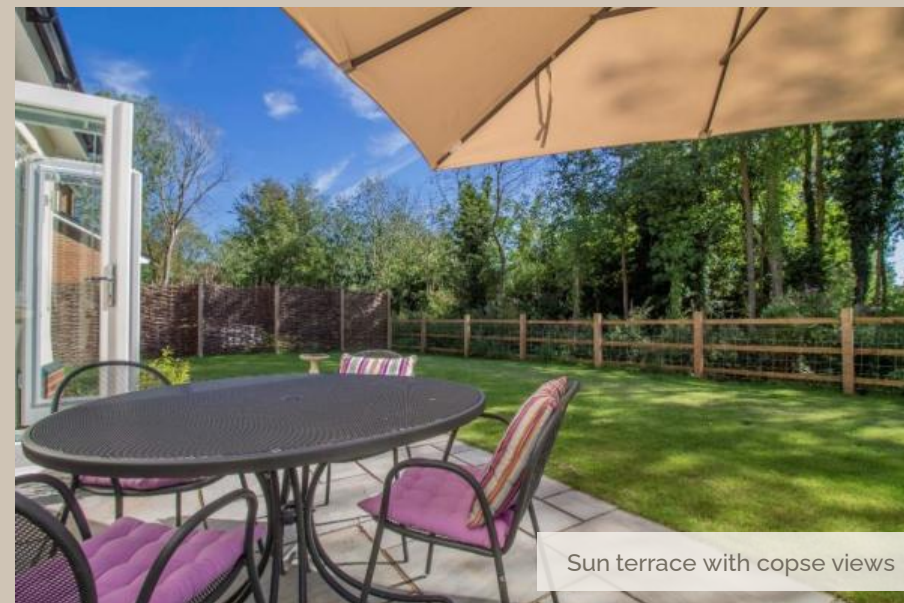
From Sudbury
London Liverpool Street
(85 mins)
From Bury St. Edmunds
London Kings Cross
(110 mins)
Cambridge
(42 mins)



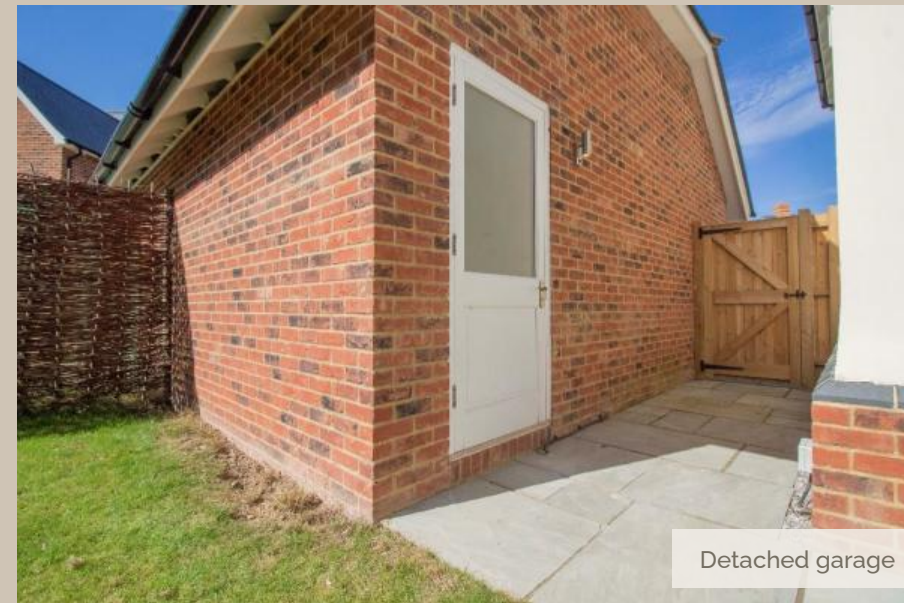
London Stansted Airport
(1 hr / 43 miles)
Heathrow Airport
(2hrs / 113 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: Norton CEVC Primary School (4-11); Thurston Community College (11-18).
University of Suffolk at West Suffolk College - Further Education.



Sun terrace with copse views



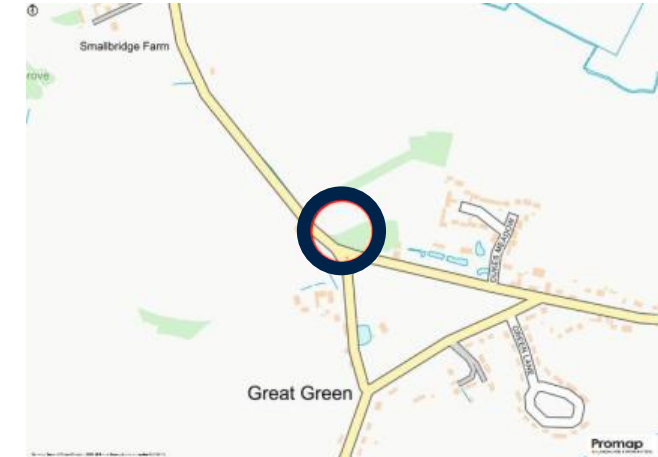
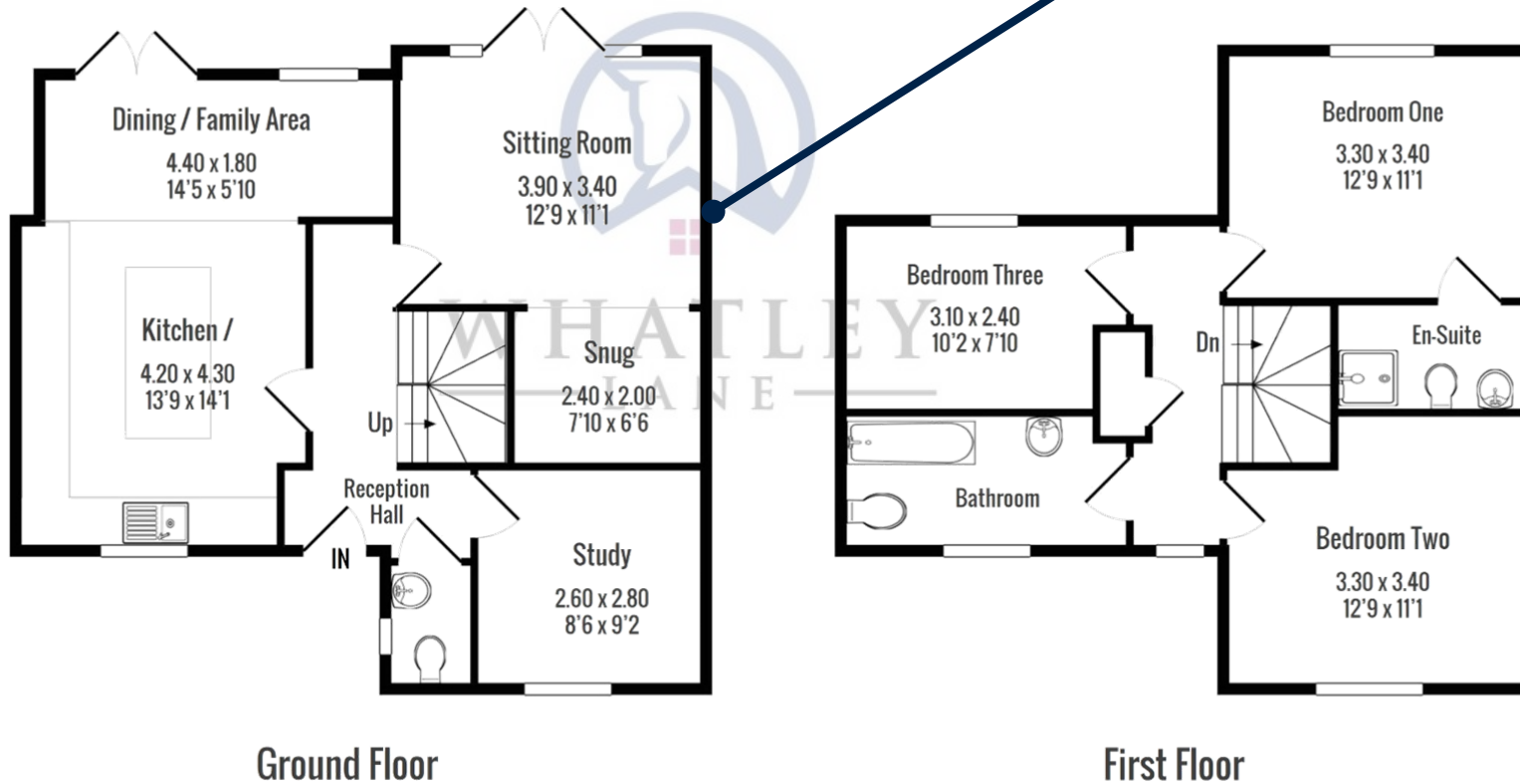
Detached garage

FLOORPLAN

Approximate Gross Internal Area
Total = 1,259 ft² (117 m²)



Score	Energy rating	Current
92+	A	91 B
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is offered for sale FREEHOLD by private treaty with vacant possession upon completion.

SERVICES

Mains water, drainage and electricity are connected. Underfloor heating and radiators powered by a *Samsung* Air Source Heat Pump. NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

Babergh District Council (0300 1234 000).

Tax Band E – £2,509.05 (2023/2024).

EPC rating – B.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller(s) sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP30 0JZ):

From London/Cambridge/Newmarket (by car)

leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds East' / Sudbury A134. At the roundabout take the third exit and at the next roundabout take the second exit towards Bury St. Edmunds town centre. At the next roundabout take the first exit heading onto the A134 to Sudbury/Long Melford. Continue through Sicklesmere and upon exiting the village turn left signposted 'Water Lane'. Continue along then turn right signposted 'Cockfield Green'. Continue through Bradfield St. Clare and as soon as you enter Cockfield, turn left into Mortimer Drive where No 4 can be found 40 metres on the righthand side marked by our *For Sale* board.



Bury St. Edmunds

1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@wlea.co.uk

Newmarket

13 High Street
Newmarket CB8 1RL
+44 (0) 1638 765 256
newmarket@wlea.co.uk

Notting Hill

Caxton Gate, 32 Caxton Rd
London W12 8AJ
+44 (0) 207 221 8838
nottinghill@wlea.co.uk

www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

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