

oakheart

£600,000

Guide Price

Dukes Meadow, Cockfield

£600,000-£650,000 This generously sized detached home enjoys a charming, established setting in one of the area's most desirable villages. Just a short distance from the village green, the property offers flexible living space, ample parking, and a spacious garden backing onto open fields.

A grand entrance down the newly laid driveway gives access to the double garage with electric roller doors. The air source heating system is a compliment to the property having been recently installed. An EV charger is installed. There is a handy pathway leading directly to the rear garden patio which is a fantastic space for entertaining and enjoying the sun. The majority of the garden is laid to lawn, complimented by immaculate shrubbery and foliage. A pathway runs down the east side of the garden to a rear gate,

opening to the wonderful Suffolk countryside.

The internal aspect to the property is just as impressive, with four reception rooms and double bedrooms. A bright and airy space, the living room offers brilliant size whilst the feeling of coziness remains. To create a larger, more social space; doors lead into the sun room with sweeping views of the garden and abutting fields. A separate dining room allows for sizeable furniture, and has doors opening to the current study. All reception rooms are versatile in layout to provide flexibility. The kitchen has been updated and functionally fitted with a breakfast bar, double oven, and ample storage. Adjoining is the utility room with handy side access. Rounding off the downstairs living space is the cloakroom and spacious hallway; complete with bespoke storage units.

The master bedroom is a considerable space, with built in wardrobes and stunning views. A modern Jack and Jill bathroom has been fitted, with a walk in shower and separate bathtub. Bedroom two also enjoys views and benefits an ensuite and storage space. The final two bedrooms are usefully fitted with built in wardrobes and have the capacity for double beds











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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