

oakheart



£400,000

Guide Price

Willow Bridge, Cockfield

*** GUIDE PRICE £400,000-£425,000 *** Located on the outskirts of the popular village of Cockfield Just south of Bury St Edmunds is this charming and beautifully finished red brick cottage. It offers a delightful blend of character and modern living, with three spacious double bedrooms, a stunning fitted kitchen, off road parking and a generous garden. This enviable home is perfect for families or those seeking extra space.

To the front of the property you will find off road parking for approximately three cars as well as a tasteful garage, ensuring convenience for residents. There are also double gates that lead to the side/rear garden where there is additional off road parking too. One of the standout features of this home is the large private garden which offers an outdoor sanctuary for gardening enthusiasts or those that like to enjoy the warm summer evenings. The garden features a large

lawn area with a brick built outbuilding, a wooden lodge style cabin with decking overlooking the stream that runs alongside the property, plus a further two brick built storage sheds attached to the property - one of which is used as a utility area. With beautiful panoramic field views, the privacy this outdoor space offers is sure to impress!











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

oakheart

Approximate total area⁽¹⁾177,1 m²1906 ft²

Reduced headroom

8.6 m²92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:


Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | |
| 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.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

oakheart