



**Great Green, Cockfield**

**Sheridans**



# Great Green, Cockfield IP30 0HQ

Guide Price £725,000

Outstanding recently built detached 4 bedroom energy efficient house enjoying a delightful tucked away setting just off the village green.

Built about 6 years ago to an extremely high standard and finish, this stunning 2250 sqft home, provides beautifully presented accommodation, ideal for a family and modern day living and is complemented by beautiful landscaped gardens extending to about 1/4 of an acre, whilst situated down a shared private drive, privately situated off the large village green in the heart of this sought after Suffolk village.

Constructed of traditional Flemish brickwork under slate roof, with part weather boarded elevations and wood & aluminium windows and doors, the property benefits from a state of the art air source heat pump and underfloor heating to all of the ground floor rooms with individual thermostatic controls, an extremely large kitchen/breakfast room with separate two en-suite shower rooms and a contemporary family bathroom. Traditional features are also offered with wood burner, quality fitted carpets, oak flooring and oak internal doors.

The specification for this wonderful home in brief is as follows: The kitchen/breakfast room is a superb contemporary space with a hand painted kitchen with a quartz worktop with breakfast bar. Fully integrated appliances including oven, microwave, dishwasher, induction hob and fridge freezer.

The en-suites and bathrooms have contemporary sanitary ware with black and chrome fittings, contemporary floor tiles with matching wall tiles to showers and heated towel rails. Electrical led down-lights to kitchen, hall, bathroom and en suites.

The accommodation currently in brief comprises a reception hall with

stairs off to first floor and door to cloakroom. Dual aspect sitting room with wood burner and French doors to rear. Large family room with window to front. Stunning "live in" kitchen/dining room with separate utility. On the first floor are four generous bedrooms including two with stylish en-suites and a family bathroom completes the accommodation.

## Outside

The house is approached along a smart block paved driveway providing plenty of vehicle parking and access to the detached garaging. The neatly maintained front gardens are mostly laid to lawn behind traditional metal railings. The landscaped rear gardens are a wonderful feature of the house, featuring newly planted trees and shrubs and a large terrace, creating an ideal area for outdoor entertaining. The gardens are mostly laid to lawn and extend in all to about 1/4 of an acre.

## Location

The property occupies a delightful tucked away setting down a shared private drive situated just off the large village green. Cockfield (voted 'Suffolk Village of the Year 2012') is a sought after village situated approximately 8 miles to the south of Bury St Edmunds. The village offers a good range of amenities including a popular primary school, public house and village shop. Less than a 10 minutes' drive away are the villages of Lavenham and Long Melford, both which are well-served, popular historic villages, as well as Bury St Edmunds in one direction and Sudbury to the other; these both offer further facilities, shopping outlets and public transport, including train stations.

## Directions

From Bury St Edmunds head in a southerly direction along the A134 through the village of Sicklesmere towards Bradfield Combust, then turn left signposted Lavenham. Follow the A1141 towards Lavenham

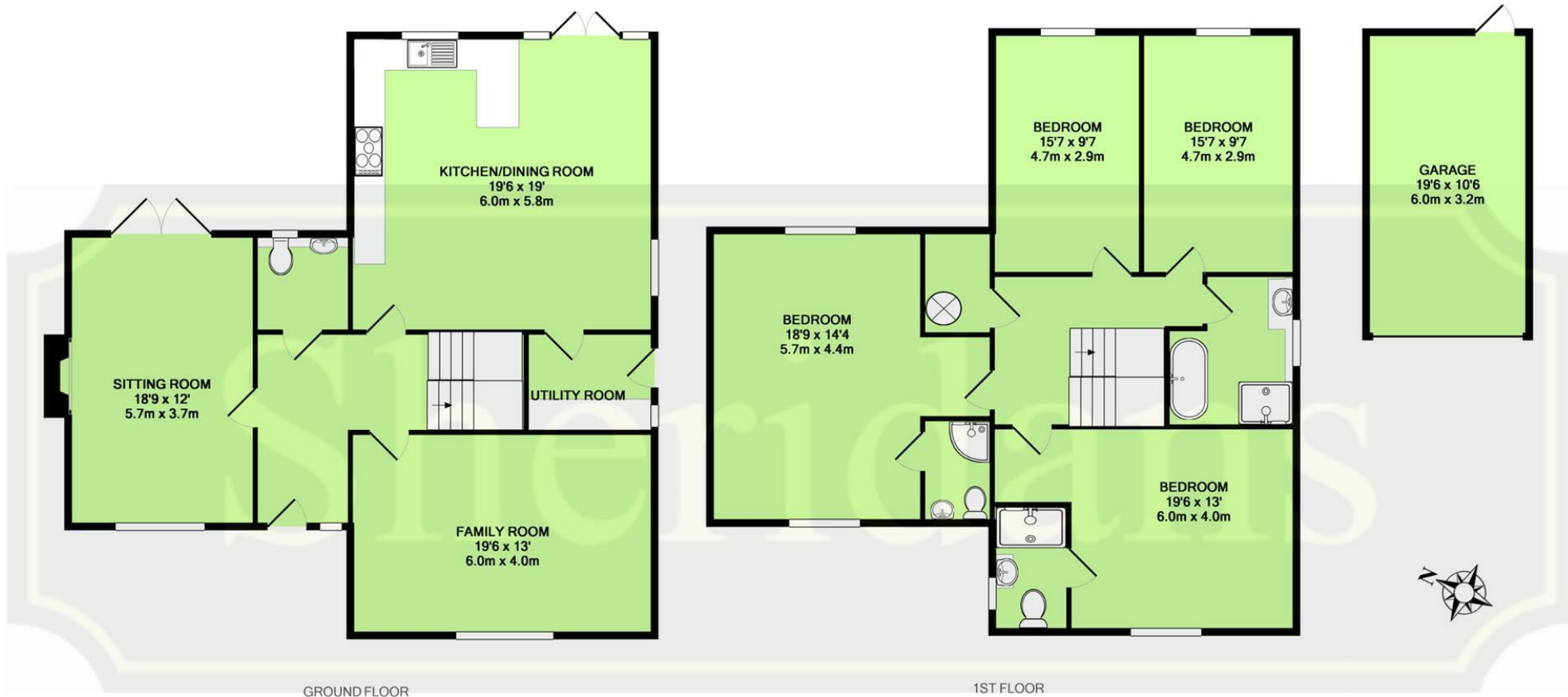
- Spacious high quality detached house in excess of 2200 square feet
- Four spacious bedrooms
- Three luxurious bathrooms and downstairs cloakroom
- Stunning "live in" kitchen/dining room
- Well proportioned sitting room with woodburner
- Large family room
- Separate utility room
- Delightful landscaped gardens of around 1/4 of an acre
- Block paved driveway and detached garage
- Tucked away setting down shared private driveway situated off village green

for approximately 1.5 miles turning left onto Howe Lane. When reaching Great Green, the driveway leading to the house will be found on the right hand side opposite the village green.  
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## Services

Mains electricity, water and private drainage. Air source heating (under floor ground floor)  
Council Tax: Babergh - Band: F  
Broadband speed: Up to 80 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Outdoor - Source Ofcom)  
Flood Risk: Very Low Risk





TOTAL APPROX. FLOOR AREA 2250 SQ.FT. (209.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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