



Cross Green, Cockfield, Bury St. Edmunds

Sheridans



Cross Green, Cockfield, Bury St. Edmunds IP30 0LG

Guide Price £735,000

A well-presented detached family home, peacefully positioned in a close of only a handful of similar properties, enjoying south-west facing gardens and far-reaching field views.

Occupying a discreet setting in the heart of Cross Green Cockfield, this spacious detached family home offers generous, versatile accommodation ideal for family living. Approached via a private driveway leading to a substantial double garage with electric roller doors, the property has been well cared for and thoughtfully arranged to make the most of the surrounding gardens and open aspect beyond.

The reception hall features an elegant staircase and provides access to the ground floor rooms, including a cloakroom and a useful study. The sitting room enjoys a pleasant outlook and opens into a large conservatory/garden room - a superb space for year-round enjoyment, overlooking the gardens and neighbouring fields. A family room with double doors flows into the triple-aspect dining room, creating a bright and sociable area for entertaining. The modern, well-equipped kitchen offers extensive storage, integrated appliances, and a door to the separate utility room.

On the first floor, the landing leads to five well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom with both bath and shower, while a guest

bedroom also enjoys its own en-suite shower room, making it ideal for visitors. The remaining bedrooms are served by the family bathroom.

Outside

Outside, the gardens are predominantly laid to lawn and enjoy a south-west orientation, backing directly onto open fields - an idyllic backdrop and a wonderful sense of privacy.

Location

The property is quietly positioned within the attractive and well-served village of Cockfield (voted 'Suffolk Village of the Year 2012'). The village is situated approximately 8 miles to the south of Bury St Edmunds and 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

When entering Cross Green from the direction of Bury St Edmunds and the A134, turn right opposite Old Hall Lane, where the property will be found further on the right.

Services

Mains electricity and water. Private drainage. Oil fired radiator central heating.

- Detached family home set within an exclusive close of only a handful of similar houses
- Peaceful village location with south-west facing gardens backing onto open fields
- Spacious reception hall with wooden staircase and cloakroom
- Sitting room opening into a large conservatory/garden room with lovely garden and field views
- Additional family room with double doors leading to a triple-aspect dining room
- Modern, well-equipped kitchen with integrated appliances and separate utility room
- Five first-floor bedrooms, including principal bedroom with en-suite bath and shower
- Guest bedroom also benefiting from an en-suite shower room
- Private driveway leading to a large double garage with electric roller doors
- Situated in the desirable village of Cockfield, within easy reach of Bury St Edmunds, Long Melford, and Lavenham

Council Tax: Babegh Band: G

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

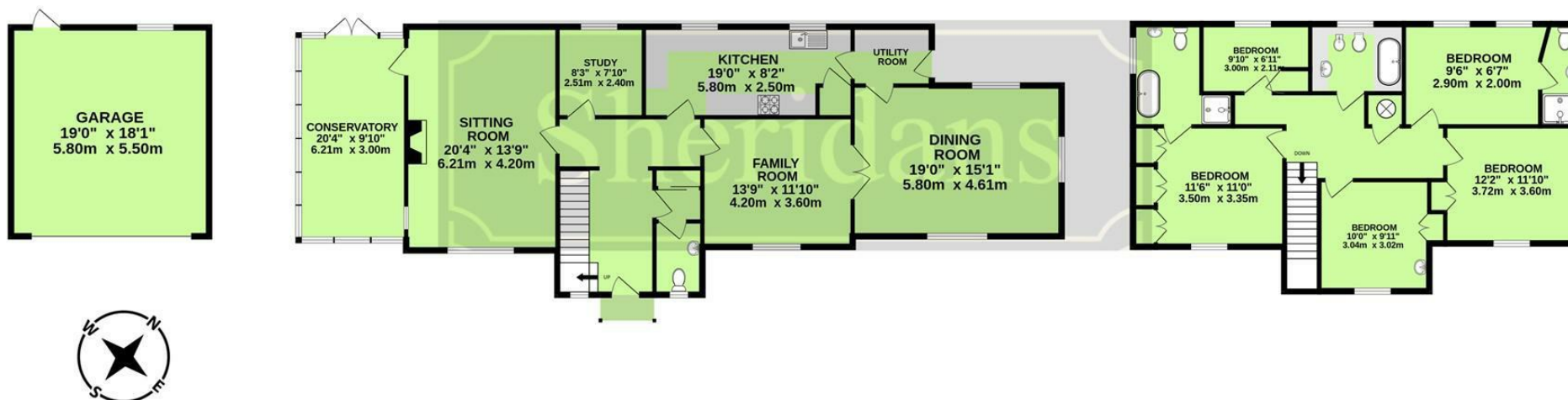
Flood Risk: No Risk



GROUND FLOOR

TOTAL FLOOR AREA : 2562sq.ft. (238.0 sq.m.) approx.

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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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