



**Broadside,
Cotton, Suffolk.**

**DAVID
BURR**



Broadside, Broad Road, Cotton, IP14 4ND.

The rural village of Cotton offers a Church (St Andrew's), the popular Trowel and Hammer public house and a village hall. The neighbouring village of Bacton, less than 2 miles away, provides further amenities including a village shop/Post Office, garage, doctor's surgery, primary school and The Bull public house. Finbow's Yard on Station Road features the well-stocked Lawes Ironmongers with adjoining gift shop and café. The market town of Stowmarket, just 6 miles distant, offers schooling, shopping and leisure facilities, along with a mainline rail service to London Liverpool Street

A superb bespoke detached property of exceptional quality, thoughtfully designed with both style and practicality in mind. Set back from the road on a part shared private driveway with just one neighbouring property, it enjoys an excellent setting while remaining within easy reach of village amenities. Offering five double bedrooms and three bath/shower rooms, the property provides generous and flexible accommodation, ideal for family living or multigenerational arrangements. At its heart is a stunning open-plan kitchen/dining room with vaulted ceiling and bi-fold doors opening to the sitting room, where a recently installed wood-burning stove creates a cosy focal point. The living spaces flow beautifully and are bathed in natural light thanks to large glazing and Velux-style roof windows. Attention to detail is evident throughout, from solid oak wide-framed internal doors to premium kitchen finishes.

A stunning bespoke detached property in this popular Mid Suffolk area with exceptional living accommodation and wonderful countryside views to the rear.

Key Features

- Superb Detached Modern Property
- Meticulously Presented Throughout
- Four Ground Floor Bedrooms plus Versatile First Floor Bedroom/Study
- Three Bath/Shower Rooms (Two En-Suites)
- Ground Floor Air Source Underfloor Heating
- Stunning Open-Plan Kitchen/Breakfast Room with Vaulted Ceiling
- Spacious Sitting Room with Wood-Burning Stove and Bi-Fold Doors
- Beautifully Landscaped Gardens with Far-Reaching Countryside Views
- Double Garage and Ample Driveway Parking.

Accommodation

Ground Floor

A spacious hallway gives access to most principal rooms and the staircase. Underfloor heating spans the entire ground floor.

The spectacular open-plan kitchen/dining room features matching wall and base units beneath quartz worktops, with a striking central island incorporating a downdraft hob. Integrated appliances include two eye-level Neff ovens, fridge, freezer, wine fridge and Quooker hot water tap. Low-hanging pendant lighting and practical cabinetry ensure both style and function.

A utility room mirrors the kitchen finish and includes space for laundry appliances and a built-in microwave, with direct garden access.

Four bedrooms are located on the ground floor. The principal bedroom at the rear enjoys fitted wardrobes and a luxurious en-suite. A further bedroom to the front also benefits from an en-suite. The family bathroom features a double-ended bath, curved vanity unit and modern fittings including built-in electric toothbrush charging points.

First Floor

A versatile first-floor room is currently used as a study but would equally serve as a fifth bedroom, hobby space or snug.

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Outside

The rear garden has been beautifully landscaped, laid mainly to lawn with well-stocked flowering borders. A large terrace adjoins the property, complete with an attractive pergola with shuttered sides; ideal for outdoor entertaining. A newly created, second terrace sits at the far end of the garden, perfectly positioned to enjoy sweeping farmland views. A useful garden shed stands to one side. To the front, the driveway provides ample off-road parking leading to a double garage with power and lighting, currently part-used as a home gym. An electric vehicle charging point is installed to the side

SERVICES: Mains water, electricity and drainage are connected. Air source heat pump (Underfloor heating to ground floor).

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band F.

EPC RATING: B.

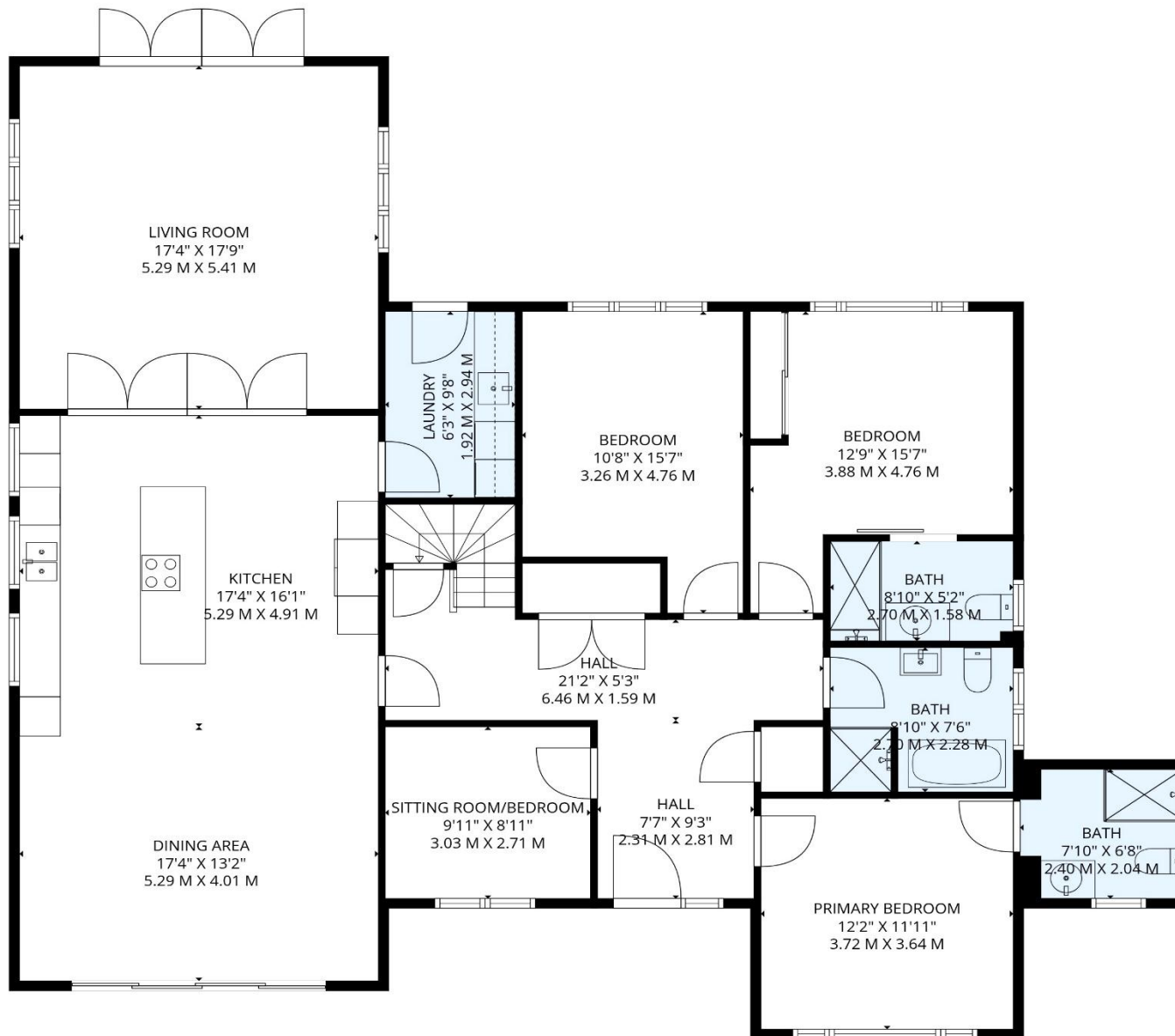
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

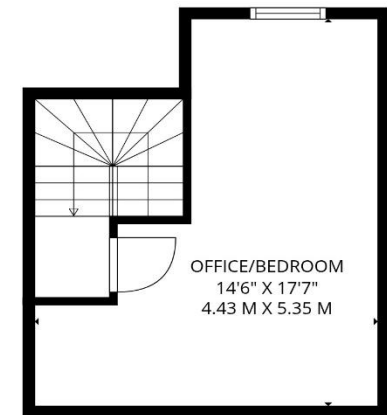
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FLOOR 1



FLOOR 2

TOTAL: 2056 sq. ft, 191 m²
FLOOR 1: 1892 sq. ft, 176 m², FLOOR 2: 164 sq. ft, 15 m²
EXCLUDED AREAS: LOW CEILING: 67 sq. ft, 6 m², WALLS: 143 sq. ft, 14 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



