

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



Bezaleel, Bury Road, Cockfield,
Bury St Edmunds, Suffolk, IP30 0LB

Guide Price
£450,000

*An attractively presented and
much improved detached
bungalow with far reaching views*

Sometimes from the moment you step inside a property, you realise it is rather special and that is certainly the case with this spacious and immaculately presented detached bungalow.

Set in large established gardens, which enjoy superb views across open countryside, the property has been completely refurbished by the present owners and offers an excellent range of well appointed accommodation.

Whilst the bungalow enjoys a semi-rural setting it is well placed for reaching the local village amenities in Cockfield. The thriving market town of Bury St Edmunds is around 8 miles away and Sudbury is around 10 miles away. There is the benefit of a regular bus service to Bury St Edmunds, Sudbury and Colchester. The historic villages of Lavenham and Long Melford are also within easy reach.

- Beautifully presented detached bungalow
- Occupying a lovely setting with open views
- Spacious reception hall, sitting room
- Superbly appointed kitchen/dining room
- Master bedroom with en suite shower
- 2 Further double bedrooms, refitted bathroom
- Oil fired central heating, uPVC glazing
- Fantastic gardens, garage & extensive parking



As previously mentioned, the bungalow has been extended to the rear and fully refurbished by the present vendors and is now offered for sale in first class condition throughout. The accommodation is filled with natural light and has a bright contemporary feel, making an internal viewing essential.

The accommodation benefits from uPVC sealed unit glazing and oil fired central heating. There is underfloor heating in the kitchen, bathroom and shower room.

The spacious entrance hall gives access to the sitting room, kitchen/diner, bathroom and all 3 bedrooms. The sitting room has a large picture window overlooking the front gardens. The kitchen/dining room is very much the heart of the home with superb views over the gardens and fields beyond. The kitchen includes a superb range of fitted units with granite worktop surfaces. The dishwasher, washing machine and American-style fridge freezer will be included in the sale. There is an integrated Rangemaster cooking range with an induction hob. There are patio doors to the garden and plenty of space for a good-sized dining table.

The superb master bedroom includes built-in wardrobes, a stylish en suite shower room and has doors leading out into the gardens. Both bedrooms 2 and 3 are very comfortable double rooms and bedroom 3 features a built-in wardrobe. Finally, the bathroom has been beautifully refitted to include a roll-top bath and a separate shower cubicle.

Outside

The property is set back well from the road behind mature hedgerow. Much of the front gardens have been hard landscaped to provide extensive parking and also to give access to the large single garage. A side access leads to the beautifully landscaped rear gardens which enjoy far-reaching views over neighbouring farmland. Laid extensively to lawn with planted borders the gardens include a useful large timber shed and a superb patio terrace - providing the perfect space to entertain and enjoy the stunning views.

Energy Performance Rating - D

Council Tax Band D

Services: Mains water, electricity, oil-fired heating and private drainage





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
 www.mortimerandgausden.co.uk
 7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526