



4 Goodrich Close

Cotton, Stowmarket, Suffolk IP14 4RW

ML Property are delighted to offer for sale
this extended and extremely well presented
6 bedroom detached house situated in a rural
position in the village of Cotton.

The property which boasts floor space approaching 2800 sqft is offered with No Onward Chain and is situated within a small close of 4 properties. The accommodation is set over three floors with the second floor a recent conversion.

guide price
£700,000

at a glance...

- Superbly presented detached property located in a rural position in cotton
- 6 Bedrooms with accommodation over three floors
- Oil fired central heating
- Double garage and ample parking
- Master bedroom with en-suite
- Up to 2800 sqft available
- Rear and side patio areas
- Viewing strongly recommended to appreciate size and quality on offer
- Offered with No Onward Chain





The accommodation comprises
- large hallway, snug/reception
room, study, sitting room,
dining room and conservatory.
There is a cloakroom and hallway
leading to a good sized kitchen/
breakfast room which is fully fitted
with a utility room off.

On the first floor there is a master bedroom with en-suite and dressing area, three further bedrooms and a family bathroom. On the second floor there are two further bedrooms and shower room.





ground floor

Hall	
Snug	3.83m (12'6) x 3.26m (10'8)
Study	2.35m (7'8) x 2.61m (8'6)
Sitting room	4.02m (13'2) x 7.16m (23'6)
Dining room	4.72m (15'5) x 3.48m (11'4)
Conservatory	2.92m (9'6) x 3.54m (11'7)
Cloakroom	2.40m (7'10) x 1.18m (3'10)
kitchen/breakfast room	4.87m (15'11) x 5.24m (17'2)
Utility room	2.05m (6'8) x 3.23m (10'7)

first floor

Master bedroom	4.07m (13'4) x 4.88m (16')
Dressing area	2.00m (6'6) x 2.17m (7'1)
En-Suite	
Bedroom 2	4.72m (15'6) x 2.94m (9'7)
Bedroom 3	4.05m (13'3) x 2.93m (9'7)
Bedroom 4	3.88m (12'8) x 2.18m (7'1)
Bathroom	1.92m (6'3) x 3.65m (11'11)



second floor

Bedroom 5	3.99m (13'1) x 3.65m (11'11)
Bedroom 6	3.82m (12'6) x 3.58m (11'9)
Bathroom	2.28m (7'5) x 2.00m (6'6)

outside

Externally the property is approached via a private driveway leading to a good size parking area leading to the double garage which benefits from electric roller doors and first floor storage along with a bar. There is an area of lawn with a side patio area immediately off the sitting room and an enclosed rear garden immediately off the kitchen/breakfast room laid to patio. There is also a small area of a front garden which is laid to artificial grass.

location

Cotton is a pretty Suffolk village steeped in history and boasts a popular village inn and beautiful parish church. The village enjoys close links with Bacton which has a post office, village shop, garage and well-regarded school. The A14 provides access to the Cathedral town of Bury St Edmunds 19 miles and Stowmarket 7 miles, both of which provide an extensive range of amenities and the latter a commuter rail link to London's Liverpool Street Station (90 min).

services

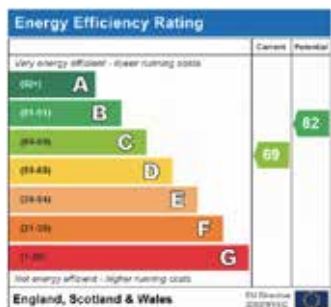
Mains water and electricity and sewage. Central heating is provided by an oil fired boiler service radiators throughout.

Broadband - Ofcom indicates 61 mbps supersets broadband is available

Mobile signal - Ofcom indicates most networks are likely available.

Local Authority Mid Suffolk District Council - Council Tax Band F.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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