



Woodfield

4 Mill Hill, Cotton Stowmarket, Suffolk IP14 4RT



ML Property are delighted to offer for sale this extended 4 bedroom detached bungalow finished to an extremely high specification throughout, situated in the popular village of Cotton. The property which benefits from ample parking, a single garage and pleasant rear gardens is offered for sale with No Onward Chain.

Woodfield which has been extensively updated by the current vendor affords the following spacious accommodation, good size hallway with various storage cupboards, cloakroom, sitting room, a fully fitted kitchen/breakfast room with integrated appliances and utility room.



price
£595,000

at a glance...

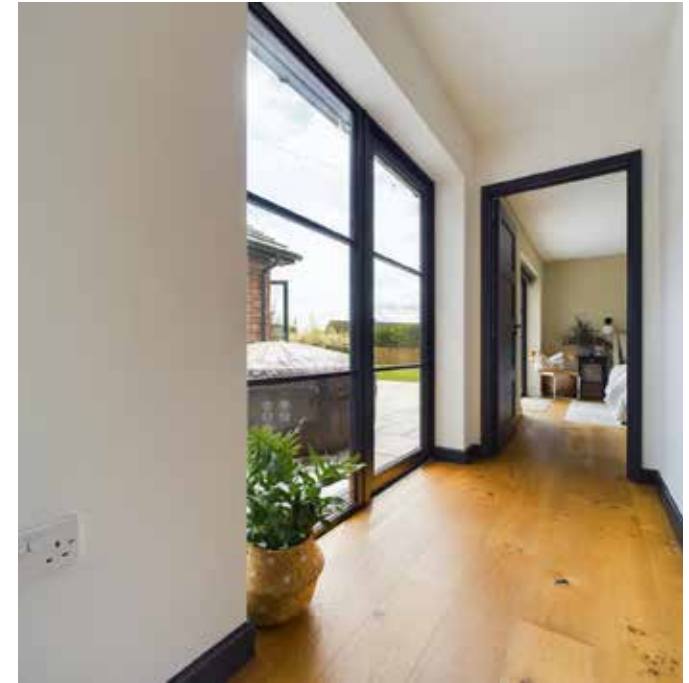
- 4 Bedroom detached bungalow
- Extended and most improved by the current vendors
- Air source heat pump serving underfloor heating throughout and Aluminum windows and doors
- Parking for several vehicles and a detached single garage
- Pleasant village location
- Master bedroom and bedroom 2 with en-suites
- 7.8m x 4.5m Kitchen/Breakfast room with bi-fold doors on to the rear garden
- Enclosed rear garden with summerhouse currently used as an office
- Viewing highly recommended to appreciate the size and standard of finish
- Offered with No Onward Chain





From the inner hall there is a master bedroom with en-suite, bedroom two with en-suite and a further two double bedrooms and a family bathroom. The property is further enhanced by Aluminum windows and doors and underfloor heating throughout served by an air source heat pump.

We strongly advise an internal inspection of the property to appreciate not only the size on offer but the high standard of finishing throughout. The property is also offered with No Onward Chain.





accommodation

Hall	
Cloakroom	
Sitting Room	3.15m (10'3) x 4.54m (14'10)
Kitchen/Breakfast Room	7.84m (25'8) x 4.57m (14'11)
Utility Room	2.45m (8'0) x 1.79m (5'10)
Bathroom	2.41m (7'10) x 1.79m (5'10)
Bedroom 2	3.73m (12'1) x 3.32m (10'10)
En-Suite	
Bedroom 4	2.78m (9'1) x 3.36m (11'0)
Bedroom 3	3.03m (9'11) x 3.36m (11'0)
Master Bedroom	4.59m (15'0) x 4.01m (13'1)
En-Suite	

outside

Externally the property is approached via a large shingle driveway providing parking for several vehicles with a detached single garage with electric roller door. There is a double set of gates leading to a further parking area to the side of the property leading onto the rear garden.

The rear garden which is fully enclosed by fencing and hedgerow is predominately laid to lawn with some raised flower beds. There is a large patio immediately to the rear of the property and accessible from the kitchen/breakfast room, utility room, inner hall and main bedroom. There is a garden shed and a timber summerhouse currently used as an external office with light and power.

location

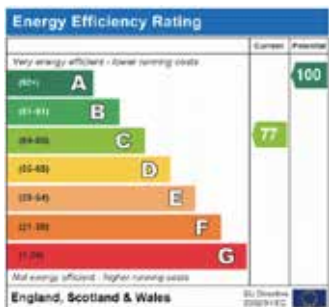
Cotton is a pretty Suffolk village steeped in history and boasts a popular village inn and beautiful parish church. The village enjoys close links with Bacton which has a post office, village shop, garage and well-regarded school. The A14 provides access to the Cathedral town of Bury St Edmunds 19 miles 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 air source heat pump serving underfloor heating throughout.

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





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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