



**Kapellan,
Cockfield, Suffolk.**

**DAVID
BURR**

KAPELLAN, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0LB

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This detached bungalow is being offered to the market for the first time since its construction in the 1960's. The property enjoys light, well-proportioned accommodation within a semi-rural setting. It is fair to suggest that the property requires significant updating/modernisation but nonetheless occupies a lovely position with field views to the front and rear, a generous garden, useful workshop, garage and off-road parking. **In all about 0.24 acres. NO ONWARD CHAIN.**

A well-presented detached bungalow requiring updating/modernisation in a semi-rural setting.

ENTRANCE HALL: A long inviting area with an attractive light parquet floor running throughout. Doors to:-

SITTING ROOM: With a large picture window providing views over the front garden and fields beyond. Open fireplace with tiled slips and surround. Sliding doors open to:-

DINING ROOM: A lovely light room with views over the garden.

KITCHEN/BREAKFAST ROOM: Overlooking the rear garden and finished with a range of matching units and worktops with inset twin drainer sink unit. Electric oven, plumbing for washing machine and door to garden:-

Inner Hall: Light parquet flooring, shelved linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: With large picture window providing views over the front garden and fields beyond. Fitted shelving.

BEDROOM 2: With a large picture window providing views over the front garden and fields beyond.

BEDROOM 3: Enjoying views over the rear garden.

BATHROOM: Enamel bath with shower attachment over. Heated towel rail and wash hand basin.

CLOAKROOM: Fitted WC.

Outside

A long drive provides extensive **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/WORKSHOP: Utilised as workshop with up and over door (currently sealed), lined walls, heating, light and power connected.

The rear garden is one of the property's most attractive features, generous in size with large terrace, open expanses of lawn, established hedging, trees, rose beds and all abutting fields to provide stunning, far-reaching views. There is a **GREEN HOUSE, STORAGE SHED** and further **WORKSHOP** with light and power connected.

In all about 0.24 acres.

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AGENTS NOTE

The age of the septic tank would indicate it is no longer compliant with current Environmental Standards and will need to be replaced. This has been factored into the asking price.

SERVICES: Main electricity and water are connected. Private septic tank drainage and oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 123 4000.
Council Tax Band: D.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 45 Mbps (source Ofcom).

MOBILE COVERAGE: EE – good outdoor, variable in-home. 02, Three and Vodafone – good outdoor. (Source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///river.scores.cluttered.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St. Edmunds 01284 725525.

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