



DAVID
BURR

**3 Dukes Meadow,
Cockfield,
Suffolk.**



3 Dukes Meadow, Cockfield, Bury St. Edmunds, Suffolk.

Cockfield is an attractive Suffolk village surrounded by countryside, with amenities including a village shop, primary school and public house. Nearby Lavenham offers historic charm, independent shops and restaurants, while Bury St Edmunds and Sudbury provide more extensive shopping and leisure facilities.

- Spacious detached village home, recently modernised.
- Ample off-road parking.
- Double garage.
- Solar panels.
- Large, bespoke studio/gym.
- Two substantial reception rooms.
- Specialised gym equipment available by separate negotiation.
- Principal bedroom with ensuite.
- Sought after village location close to the village green and well placed for walks.
- Concealed walk-in wardrobe/fourth bedroom.

A spacious detached family home offering a versatile accommodation schedule complimented by a substantial detached bespoke studio which could be an annexe, gym or home office subject to the relevant permissions. In all about 2,900 sq feet.



THE PROPERTY

This spacious detached home in the Suffolk village of Cockfield offers generous accommodation with a total schedule amounting to nearly 3,000 square feet. The property is complemented by distinctive features and thoughtfully designed outdoor spaces, having been upgraded by the current owner in recent years. The accommodation schedule offers up to four bedrooms, two bath/shower rooms, two substantial reception rooms, a kitchen, ground floor cloakroom and landscaped gardens with a substantial detached studio with bi-folding doors.

The ground floor provides a sitting room, dining room and an office, together with a kitchen and cloakroom. The accommodation provides a flexible layout, initial comprising a large reception hall with stairs rising to the first floor.

On the first floor, all three bedrooms are generous in proportion. The principal bedroom benefits from an en-suite and a particularly individual feature: a concealed walk-in wardrobe (formerly bedroom 4 and possible to reinstate as such, if desired) accessed through electronically controlled automatic doors, combining practical storage with a luxurious finish.

Outside, a particularly impressive, landscaped terrace provides an inviting setting for outdoor dining, seating and entertaining while the remaining garden is lawned with a handful of specimen shrubs.

Of particular note is the gym/studio, featuring bi-folding doors which create a connection with the outside space. The current owner uses it as a wellness centre, accommodating a variety of specialised gym equipment, the building offers scope for fitness, hobbies, studio use or home working subject to relevant permissions. There is a fitted bathroom and store room and the gym equipment may be available to purchase by separate negotiation.

To the front, a driveway provides off-road parking and access to the double garage.

POSTCODE: IP30 0HR

WHAT3WORDS: ///cried.dissolves.headed

LOCAL AUTHORITY: Babergh council:
0300 123 4000

COUNCIL TAX: Band E.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main electricity, water and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.



Material Information

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LOCAL AUTHORITY: Babergh District Council: 0300 123 4000

Council Tax Band: E

EPC RATING: D

PROPERTY POSTCODE: IP30 0HR

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES:

Broadband Speed: Up to 5,500 Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (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/>.

SUBSIDENCE HISTORY: None known

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

None known

ASBESTOS/CLADDING: None known

RESTRICTIONS ON USE OR COVENANTS: None known

FLOOD RISK: None known

ACCESSIBILITY ADAPTIONS: None known

WHAT3WORDS: /// cried.dissolves.headed

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Dukes Meadow, Cockfield, Bury St. Edmunds, IP30

Approximate Area = 1830 sq ft / 170 sq m

Garage = 314 sq ft / 29.1 sq m

Outbuilding = 764 sq ft / 70.9 sq m

Total = 2908 sq ft / 270 sq m

For identification only - Not to scale



