



DAVID
BURR

Plot 2
3, The Oaks, Great Green, Cockfield, Bury St. Edmunds

Plot 2, 3, The Oaks, Great Green, Cockfield, Bury St. Edmunds, IP30 0HJ

Cockfield is a charming village located on the outskirts of Bury St Edmunds and situated around 3.5 miles from the historic tourist village of Lavenham, the Village is prominently situated around a stunning Village Green and has St Peters Church and a local primary school as well as easy access links to Long Melford, Bury St Edmunds, Lavenham.

A beautifully designed four-bedroom detached new build, offering stunning views over Cockfield's Great Green. This high specification new build has been thoughtfully crafted to combine modern stylish living accommodation with the charm of village living. This property is ready to move into straight away. 10-year build warranty.

A detached new build family home with views over the Village green.

HALLWAY Storage cupboard with lighting.

OFFICE 14' 2" x 8' 3" (4.32m x 2.51m)

CLOAKROOM Cistern hidden W/C with wall mounted sink and storage underneath. Tiled flooring.

SITTING ROOM 18' 6.43" x 11' 2" (5.64m x 3.4m) Patio doors leading out to the rear garden.

KITCHEN/BREAKFAST ROOM 21' 1" x 17' 4" (6.43m x 5.28m) Quartz worktop with golden veins finish, breakfast bar and semi tiled quartz splash back. Inset sink and drainer with over-the-top gold coloured mixer tap. Integrated Neue fridge/freezer and dishwasher with Bosch single oven and four ring electric hob. Vast selection of low level and eye level storage throughout with an area for a dining table. Patio doors leading out to the rear garden.

MASTER BEDROOM 11' 2" x 10' 1" (3.4m x 3.07m)

DRESSING ROOM 7' 3" x 5' 1" (2.21m x 1.55m)

EN SUITE 7' 2" x 5' 8" (2.18m x 1.73m) Walk in shower with glass splash back, tiled flooring and semi wall tiled finish, hidden cistern W/C, wall mounted hand wash basin with storage underneath and heated towel radiator.

BEDROOM 12' 2" x 11' 1" (3.71m x 3.38m)

BEDROOM 14' 3" x 9' 9" (4.34m x 2.97m)

BEDROOM 9' 6" x 7' 4" (2.9m x 2.24m)

BATHROOM 8' 2" x 6' 4" (2.49m x 1.93m) Floor to ceiling tiles, wall mounted hand wash basin with storage underneath, wall hidden cistern W/C, bath with over the top shower and glass splash back, heated towel rail.

ADDITIONAL INFORMATION Flooring: LVT herringbone throughout the hallway & kitchen, tiled flooring in bathrooms and en suites, carpeted in other rooms.

HEATING Panasonic air source heat pump providing underfloor heating on the ground floor and radiator systems on the first floor.

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OUTSIDE This will be turfed upon completion with Indian sandstone patio coming from the property. External lighting and water tap with off road parking for four vehicles. The infrastructure for an EV point has been set up ready to be connected onto.

MANAGEMENT CHARGES All three properties will own 33.33% of the management company. This is to be set up by the developer.

DISCLAIMER 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.

LOCAL AUTHORITY West Suffolk Council: 01284 763233.

Broadband: Standard 9 Mbps 0.9 Mbps / Good Superfast 80 Mbps 20 Mbps / Good
Ultrafast 1800 Mbps 220 Mbps (source Ofcom).

Mobile Availability: Awaiting confirmation. (source Ofcom).

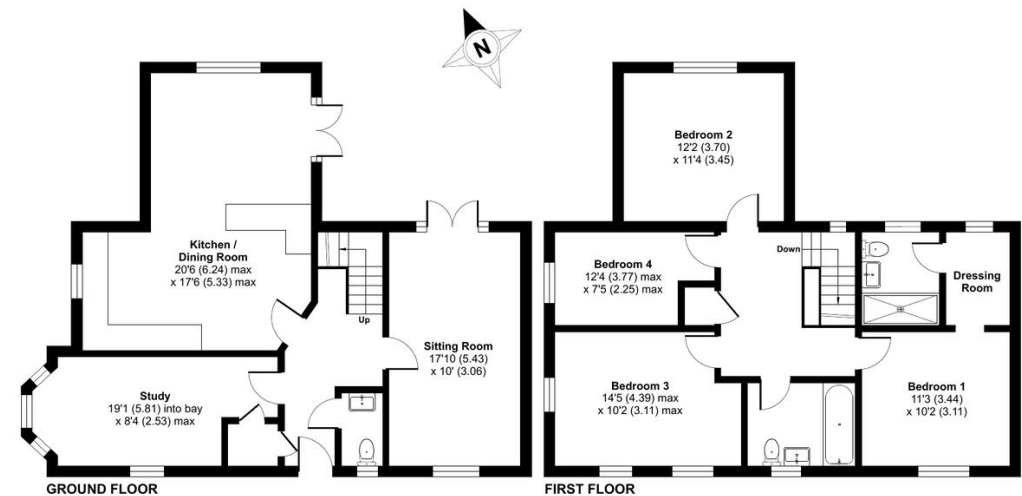
SERVICES: Main water and electricity. Air source Heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: St Edmundsbury Borough Council, Western Way, Bury St Edmunds, Suffolk IP33 3YS. Tel: (01284) 763233.

VIEWING: Strictly by prior appointment only through DAVID BURR

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Approximate Area = 1537 sq ft / 142.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for David Burr Ltd. REF: 1295460

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