



**2 The Birches, Felsham Road,
Cockfield, Suffolk**

**DAVID
BURR**



Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Restaurant, Church and shop/post office. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

A well-presented detached three/four-bedroom bungalow situated in a quiet private cul-de-sac in a well-regarded Suffolk village. The property was substantially extended in 2018 to include an impressive open-plan 34ft. long kitchen/dining/living room with a separate sitting room and three comfortable double bedrooms with a fourth flexible bedroom/study. The master benefits from an en-suite and there is a further family bathroom. To the front of the property is extensive off-road parking which leads onto a generous garage with electric roller door and power and light connected and a further carport adjacent. The property's rear garden immediately abuts open countryside with superb open views across neighbouring farmland.

A detached three/four bedroom bungalow with fantastic countryside views.

Front door leading to:

ENTRANCE HALL: With high-quality sandstone effect porcelain tiles, useful **linen cupboard** off and with floor-to-ceiling windows allowing for plenty of natural light. Doors leading to:-

SITTING ROOM: 16'5" x 13'3" (5.00m x 4.05m) A well-proportioned dual aspect room with leaded effect windows on two sides including an attractive bay. Central open fireplace with brick surround and a slate hearth.

KITCHEN/DINING/LIVING ROOM: 34'5" x 11'5" (10.5m x 3.48m) Measuring an impressive 34'5" in length and finished to an extremely high standard with a continuation of sandstone effect porcelain tiles throughout. Plenty of space for a large dining table and chairs and a fitted kitchen with a matching range of base and wall level wood grain effect cupboards with worksurfaces incorporating a one-and-a-half sink with faucet tap above and drainer to side and a four-ring induction hob with a tempered glass splashback and extractor fan over with multicoloured lighting. A range of fitted appliances include a fridge and freezer, self-cleaning pyrolytic electric combination oven with microwave/combi over, slimline dishwasher, wine cooler and Leisure washer/dryer. Extensive

storage throughout and with the further benefit of a water softener. An opening leads to a wonderful area of seating with an atrium style roof which forms part of an extension carried out in 2018. Stunning far-reaching countryside views over neighbouring farmland and over the property's garden. Floor-to-ceiling uPVC sliding doors on two sides. Underfloor heating throughout the living area.

BEDROOM 1: 11'5" x 9'9" (3.47m x 2.96m) A double room with floor-to-ceiling glass panel uPVC double-glazed doors opening onto terracing and with a wonderful open countryside view. Fitted wardrobes just outside in the hallway and a further door leading to:-

EN-SUITE: With tile flooring and walls and containing a corner shower with glass sliding doors, waterfall style showerhead with additional attachment below, fitted WC and wash hand basin with storage below. Heated towel rail.

BEDROOM 2: 11'10" x 9'7" (3.60m x 2.93m) A further comfortable double bedroom with a view over the property's side garden.

BEDROOM 3: 11'0" x 9'9" (3.36m x 2.97m) With a far-reaching countryside view.

STUDY/BEDROOM 4: 10'5" x 6'0" (3.18m x 1.82m) A versatile room which could be utilised as an occasional bedroom if required or as a space to work from home. Door opening onto terracing with open views.

BATHROOM: With tile flooring and walls and containing a panel bath with a contemporary mixer tap and shower attachment over. WC with storage adjacent, wash hand basin with cupboard space below and a contemporary heated towel rail.

Outside

The property is accessed via a shingle driveway which serves just three properties. The driveway leads past an area of lawn with mature flowerbeds and which is in part enclosed by hedging. The driveway continues into an ample area of **OFF-ROAD PARKING** and further onto a:-

GARAGE: 18'11" x 13'6" (5.76m x 4.11m) With roller door, power and light connected, window and personal door to side.

Adjacent to the garage is a **CARPORT**.

The property's rear garden has been designed with low maintenance in mind and contains a generous stone paved terrace adjacent to the property itself. Adjacent to the terrace is an expanse of lawn enclosed by a low-level brick wall and oak sleepers. A further terrace contains space for a dining table and chairs and a stone pathway leads to the rear of the garage and carport. The garden is enclosed by a low-level hedge which immediately abuts open countryside with a magnificent view across the valley and farmland.

SERVICES: Main water. Private shared drainage. Main electricity connected. Oil fired heating by radiators with underfloor heating in the living area. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

The driveway is shared with two other properties.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

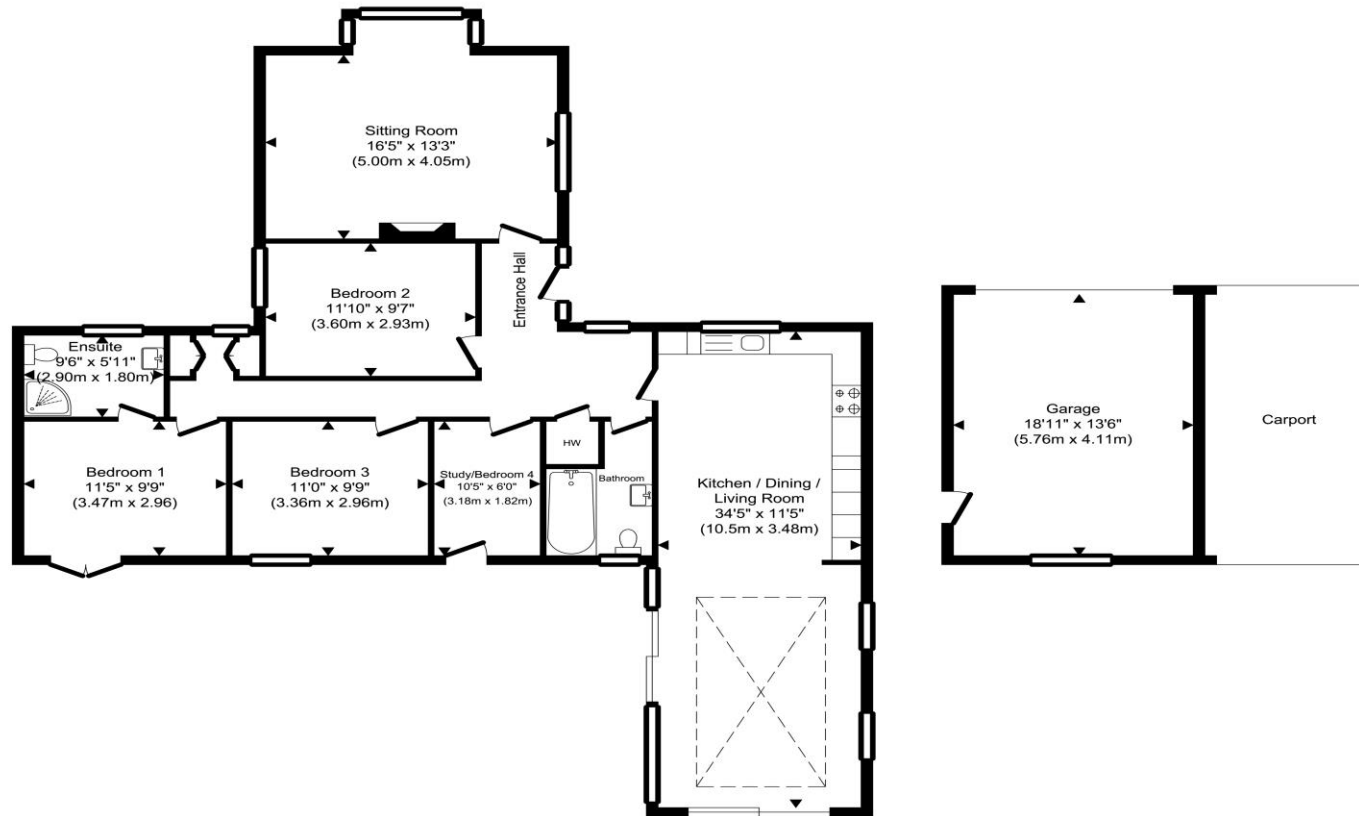
TENURE: Freehold

WHAT3WORDS: ///forge.hosts.boomed

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

2 THE BIRCHES FELSHAM ROAD, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK, IP30 0HW



Approximate Floor Area
1313.08 sq. ft.
(121.99 sq. m)

Garage
Approximate Floor Area
254.78 sq. ft.
(23.67 sq. m)

TOTAL APPROX. FLOOR AREA 1567.87 SQ.FT. (145.66 SQ.M.)

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