



**Longwood Lodge,
Cockfield, Suffolk.**

**DAVID
BURR**

LONGWOOL LODGE, BURY ROAD, COCKFIELD, 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.

A spacious and immaculately presented detached single storey home offering an edge of village rural location with generous grounds in the region of **0.21 acres** and planning permission for a detached double garage and countryside views to the rear of the property. Longwool Lodge was originally constructed in 2021 by the highly regarded Pryke building firm and is set at the end of private cul-de-sac comprising 3 individual homes. **NO ONWARD CHAIN.**

An immaculately presented detached single storey home comprising 1 of 3 homes in a select development situated on the edge of this highly regarded Suffolk village. In all about 0.21 acres.

ENTRANCE HALL: A light and airy space with integral storage cupboard and doors to:-

KITCHEN/BREAKFAST ROOM: Flooded with natural light initially comprising culinary space with fitted wall and base units with worksurfaces over the base units and lighting under. Integrated appliances include a fridge/freezer, dishwasher, inset sink with drainer and mixer tap over. There is an integrated oven with hob and extractor over and space for a washing machine. Open plan to:-

SITTING ROOM/DINING ROOM: Flooded with natural light and French style double doors opening on to the terrace abutting the rear of the property with views over the rear gardens.

PRINCIPAL BEDROOM: A spacious double bedroom with window to rear aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and shower.

BEDROOM 2: A double bedroom with window to rear aspect.

FAMILY BATHROOM: With a fitted white suite comprising WC, hand wash basin and panel bath.

Outside

The property enjoys a private cul-de-sac setting at the end of the close of 3 properties with **OFF-ROAD PARKING** allocated to one side of the bungalow with a gated entrance leading to the driveway which provides further off-road parking and eventually leads to the space for the **DETACHED DOUBLE GARAGE** (which is yet to be built, although the foundations have been laid). The majority of the grounds are formal gardens which are predominantly laid to lawn with fencing to 3 sides and field views beyond.

In all about 0.21 acres.

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AGENTS NOTE

Please note that the property enjoys a right of way over the neighbouring property for access to the driveway. Please note that the property has the benefit of planning permission for enlargement and a detached double garage. The foundations of the garage have been laid but the garage will not be completed by the vendor.

SERVICES: Mains water and electricity. Private drainage (sewage treatment plant). Air source heat pump. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: C - 2024/25.

EPC RATING: B.

BROADBAND SPEED: Up to 1800 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/>.

WHAT3WORDS: ///enthused.pockets.baseline.

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

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