



NEW 3-BEDROOM SEMI-DETACHED HOME IN THE SOUGHT-AFTER VILLAGE OF COCKFIELD

Manning House, Great Green, Cockfield, Bury St Edmunds, IP30 0HJ

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ESTABLISHED 1966
FOR SALE

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Great Green
Cockfield
Bury St Edmunds IP30 0HJ

ENTRANCE HALL | CLOAKROOM | KITCHEN/DINER | LIVING ROOM | 3 BEDROOMS | BATHROOM | EN SUITE | GARDEN | PARKING

Manning House is now nearing completion, with only a few minor finishes and fittings of the kitchen to complete the build of this fine village home, standing overlooking the village green, with its cricket pavilion pitch and play area. Manning House is finished to a high-standard with contemporary white sanitaryware fitted to the shower and bathrooms. Oak doors are fitted with brushed-steel ironmongery. There are TV points and BT points to all principal rooms, smoke alarms with heat alarm in the kitchen, and USB charger points to principal rooms. The internal finishes are neutral emulsions to the walls, and white satin paint to all the woodwork. Heating and hot water is via an air source heat pump, with underfloor heating throughout the ground-floor and radiators on the first. Insulation and reduced heat-loss standards meet or exceed the latest building regulations targets, the accommodation briefly comprises:

RECEPTION HALL – with understairs storage cupboard

CLOAKROOM – with low-level WC, vanity unit with wash hand basin and storage below.

SITTING ROOM – 14'4" x 10'11"

KITCHEN/BREAKFAST ROOM – 17'10" x 14'5" narrowing to 10'10" fitted with an extensive range of shaker-style kitchen units, ample worksurface, inset sink and induction hob with glass splashback and extractor over, fitted appliances and French doors to terrace and rear garden.

GUIDE: £299,950 FREEHOLD



FIRST FLOOR

PRINCIPAL SUITE – 9'11" x 9'10" plus dressing area 5'5" x 4'5"
En suite shower room with large tiled shower cubicle, vanity unit with wash hand basin and storage below, low-level WC, and heated towel rail.

BEDROOM TWO – 11' x 9'8"

BEDROOM THREE – 7'8" x 12'3"

BATHROOM: panel bath with mixer shower attachment, shower screen and tiled splashback over, vanity unit with wash hand basin with storage below, low-level WC, and heated towel rail.

OUTSIDE

The property has a turfed front garden with path leading to the front door. The rear garden is also laid to grass with a sandstone patio, adjoining the garden are two allocated parking spaces.

SERVICES

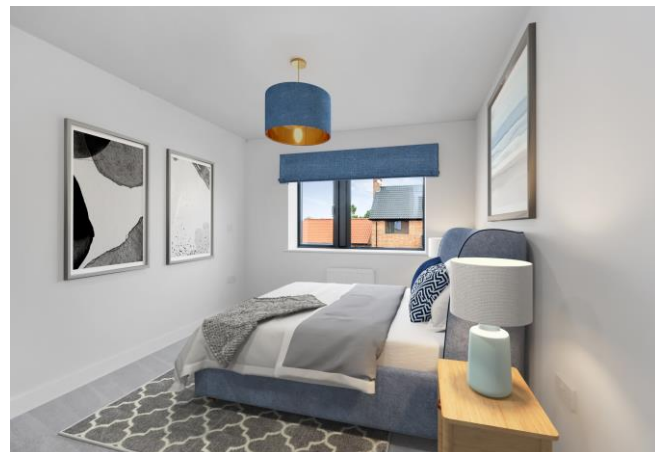
Mains water, electricity and drainage are connected.
EPC Rating C

LOCAL AUTHORITY: Babergh – Council Tax Band - TBA

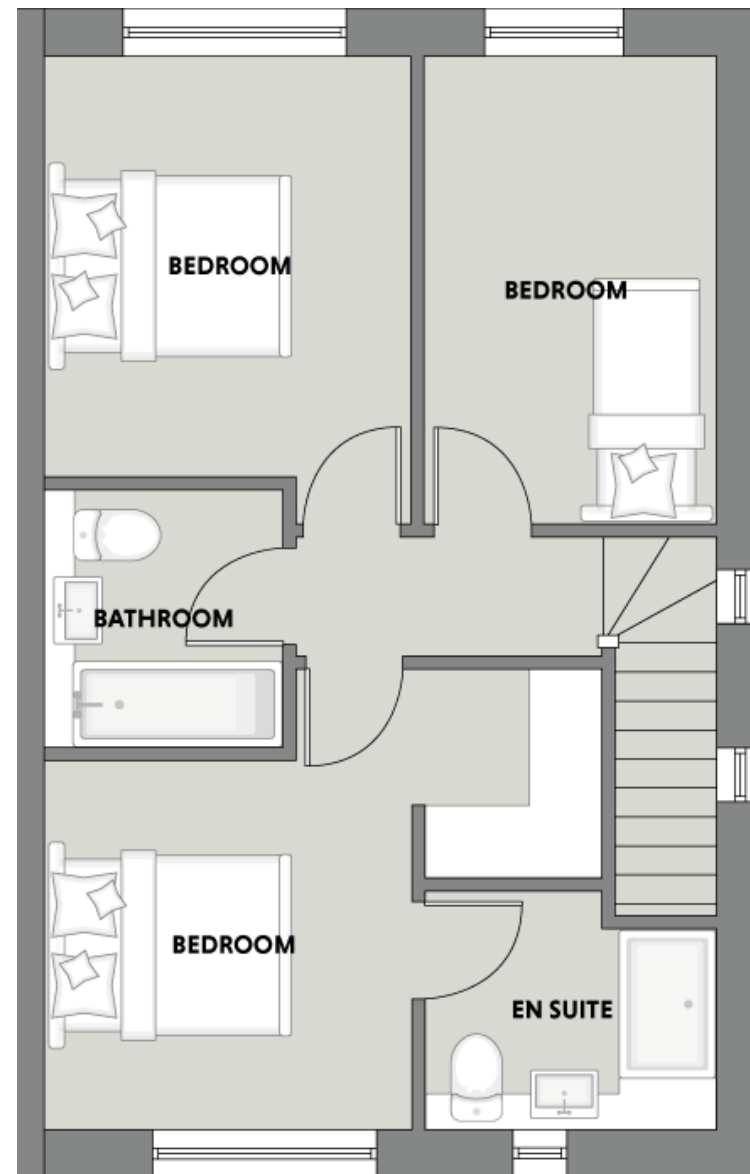
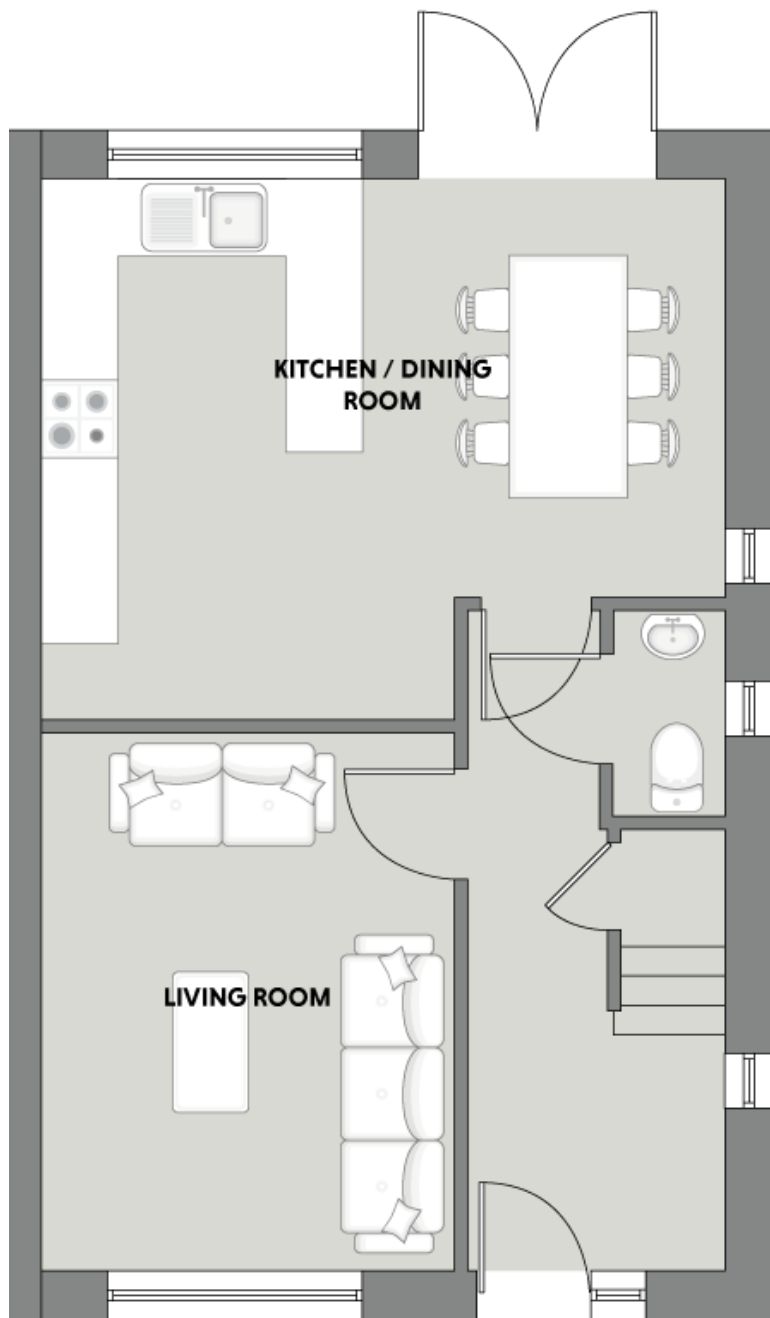
AGENT'S NOTE

The property has an ICW 10-year Warranty. The fixtures and fittings are CGI images for illustrative use only.

One of the vendors of this property is a partner of Bedfords.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	82
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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