



NEW 4-BEDROOM DETACHED HOME IN THE SOUGHT-AFTER VILLAGE OF COCKFIELD

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

bedfords.co.uk

Bedfords

ESTABLISHED 1966

NEW 4-BEDROOM DETACHED HOME IN THE SOUGHT-AFTER VILLAGE OF COCKFIELD

Babington House Great Green Cockfield Bury St Edmunds IP30 0HJ

ENTRANCE HALL | CLOAKROOM | SITTING ROOM | STUDY
| KITCHEN/DINING ROOM | UTILITY | 4 BEDROOMS |
DRESSING ROOM | 2 ENSUITES | BATHROOM | GARDEN
| DOUBLE GARAGE

Babington House is now nearing completion with only a few minor finishes and fitting of the kitchen to complete the build of this fine family home. 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, briefly it comprises

ENTRANCE HALL – 17'11" x 5'11" minimum including staircase to first floor, with understairs storage cupboard, separate walk-in storage cupboard

KITCHEN/DINING ROOM – 17'6" x 18'10" narrowing to 12'5" 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, double-aspect with bi-fold doors to terrace and rear garden.

CLOAKROOM - WC and vanity unit with wash basin.

UTILITY ROOM – 7'9" x 7'8" with door to outside, fitted units with sink, spaces and plumbing for appliances, door to outside.

GUIDE: £585,000 FREEHOLD



STUDY – 8'7" x 6'2"

SITTING ROOM – 19' x 13'5" narrowing to 9'9" – double-aspect over front and rear gardens, open brick fireplace with oak mantelpiece

FIRST FLOOR

PRINCIPAL SUITE – dressing area 7'10" x 7'3" – bedroom 11'3" x 11'2" – en suite shower room, large shower cubicle with glass shower screen, vanity unit with wash hand basin and storage below, low-level WC, and heated towel rail.

FAMILY BATHROOM - large shower cubicle with glass shower screen, panelled bath with mixer shower attachment and tile splashback over, vanity unit with wash hand basin and storage below, low-level WC, and heated towel rail.

BEDROOM TWO – 14' x 9'3"

BEDROOM THREE – 13'6" x 9'3" with en suite shower room with tiled shower cubicle, vanity unit with wash hand basin and storage below, low-level WC, and heated towel rail.

BEDROOM FOUR – 13'6" x 9'3"

OUTSIDE

The property has grass lawns to both the front and rear with a path leading to the front door, whilst to the rear is a **DOUBLE GARAGE** and two parking spaces and a sandstone path to the back door.

SERVICES

Mains water, electricity and drainage are connected.

EPC Rating c

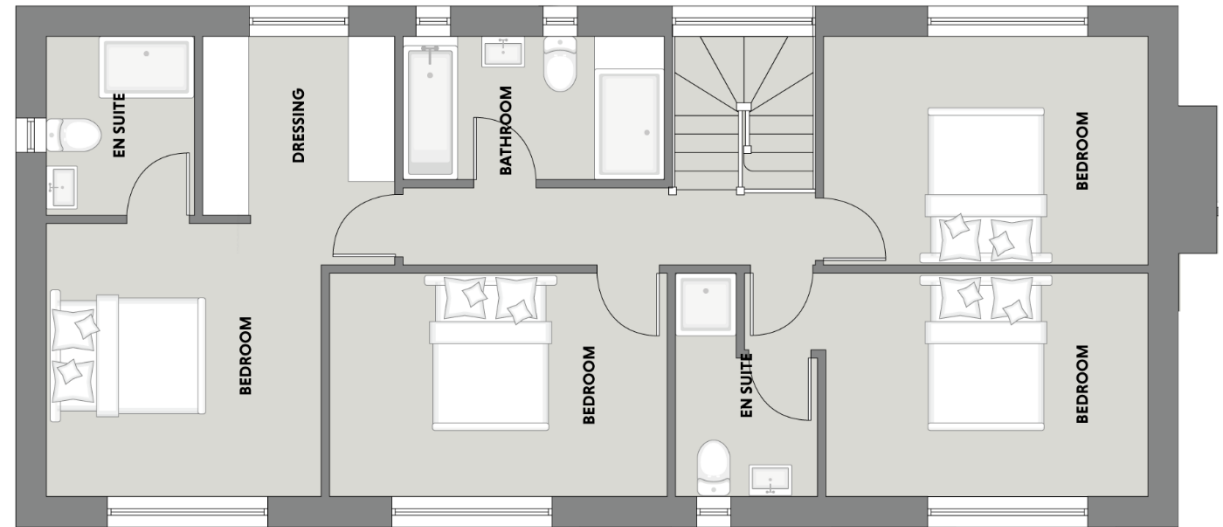
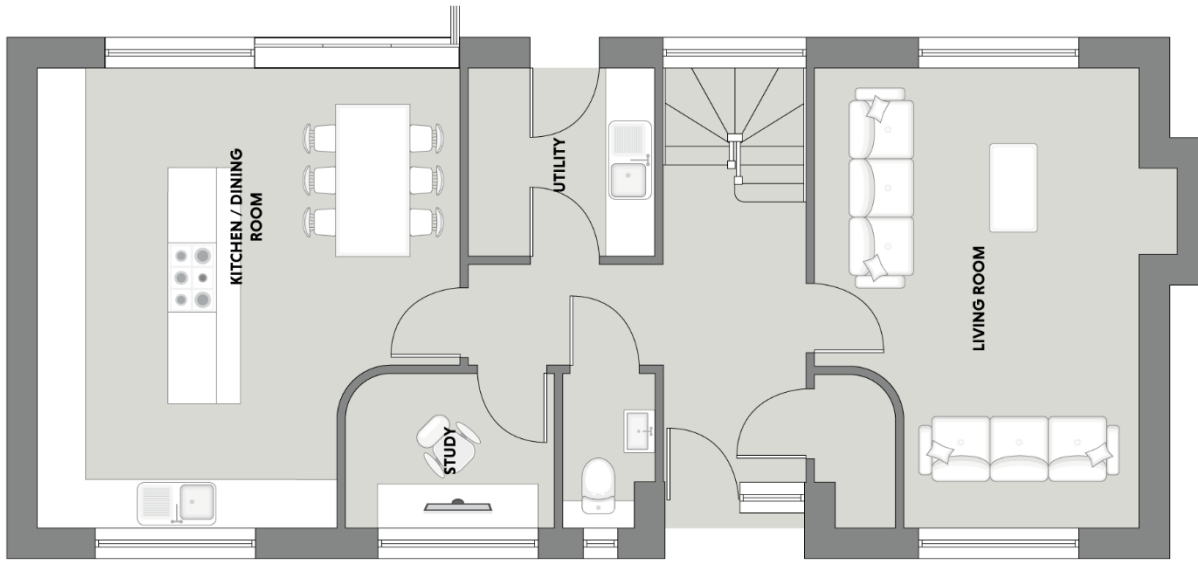
LOCAL AUTHORITY: Babergh – Council Tax Band - TBA

AGENT'S NOTE

The property has a 10 Years ICW Warranty. The fixtures and fittings are CGI images and for illustrative purposes only.

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





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.

Bedfords | 01284 769 999
 bse@bedfords.co.uk
 15 Guildhall Street, Bury St. Edmunds
 Suffolk IP33 1QD