



A BEAUTIFULLY PRESENTED MODERN HOME, SITUATED WITHIN THIS WELL-REGARDED VILLAGE

15 Old Stone Pit Way, Cockfield, Bury St Edmunds, Suffolk IP30 0BW

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ESTABLISHED 1966

15 Old Stone Pit Way Cockfield Bury St Edmunds Suffolk IP30 0BW

- Lavenham 4 miles
- Bury St Edmunds 9 miles
- Sudbury 10 miles

GUIDE: £399,950 (Freehold)

RECEPTION HALL • CLOAKROOM • SITTING ROOM
KITCHEN/BREAKFAST ROOM • 3 BEDROOMS • 2
BATHROOMS • GARDEN • PARKING FOR 3 CARS

Situated on the rural fringes of this well-regarded village, 15 Old Stone Pit Way forms part of a stylish small development created by Orwell Homes Limited, that has been carefully planned to offer the best use of space and light, coupled with energy efficiency and contemporary designs, all rounded off with excellent build quality.

Old Stone Pit Way is located conveniently equidistant to both the historic market town of Bury St Edmunds, and Sudbury on the Suffolk/Essex borders.

The property is built of traditional modern construction with light brick elevations under a clay pan-tiled roofline, enjoying spacious and well-proportioned accommodation that extends to almost 1,100ft². Arranged over two floors, the property comprises a large reception hall with Karndean flooring and understairs cupboard and a cloakroom with large storage cupboard.

The sitting room benefits from a double aspect, with French doors leading out to the garden terrace and Karndean flooring.

The kitchen enjoys a triple aspect and has been fitted with a matching range of high-quality high-gloss base and eye level units, with integrated electric oven, 4-ring ceramic hob with extractor over, dishwasher, fridge/freezer and washing machine. There has been an additional breakfast bar installed, together with space for dining table and French doors leading to the garden. Karndean flooring.



The first-flooring landing is a good size, with large feature window affording good levels of natural light. The principal bedroom has window to the front aspect and en suite shower room, with WC with concealed cistern, vanity wash basin and shower cubicle, whilst two further double bedrooms are served by the family bathroom, which is fitted with a high-quality white suite, with bathroom with shower over and screen, vanity wash basin and WC with concealed cistern.

Outside

The gardens have been beautifully landscaped and cleverly planted, with the rear garden being largely lawned with a number of young trees and shrubbery, raised beds, garden shed and summerhouse. There is a hot tub available by separate negotiation. The principal block-paved driveway provides parking for two cars, with a further parking bay located to the right of the property.

Services

Mains water, drainage and electricity. Air source heating.

Further Information

West Suffolk Council Tax Band 'D' • EPC Rating 'B' • Broadband Speed: Ofcom estimate up to 1,000Mb available • Mobile Signal: Ofcom estimate O2 'likely' / EE & Vodafone 'limited' • Monthly management fee approx. £50 per month for private road maintenance.

Location

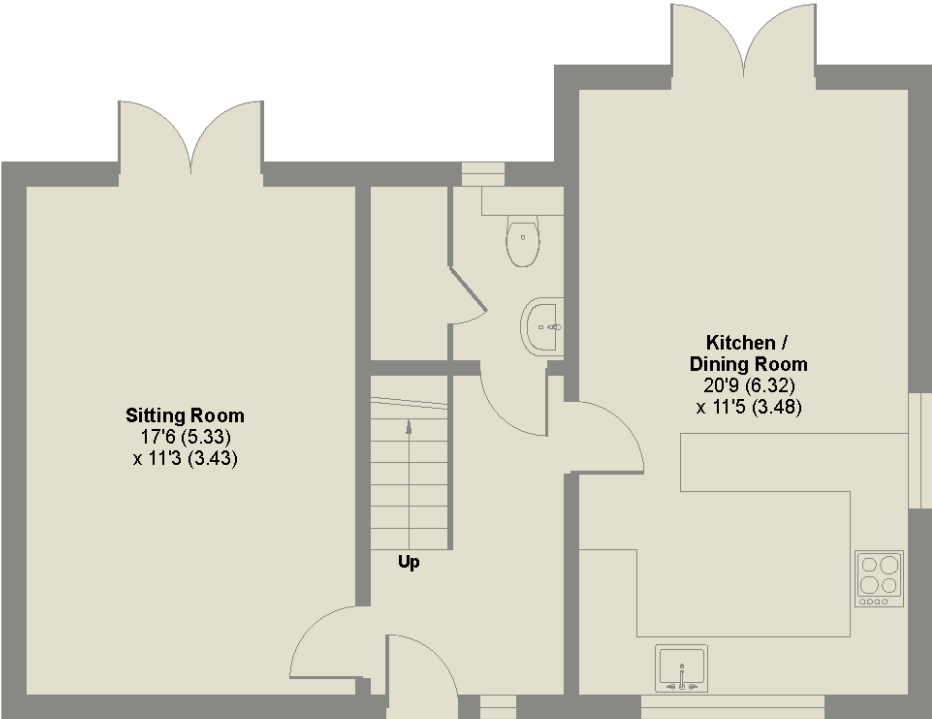
The village of Cockfield is served with a village store/post office, public house, primary and pre-school. Approximately 4 miles to the southeast is the delightful medieval village of Lavenham, which offers a wealth of cultural amenities and shopping facilities. There is a Co-op store and post office as well as a fine selection of public houses, restaurants and bed and breakfasts as well as the famous Swan Hotel. The market towns of Bury St Edmunds and Sudbury both 7 miles away offer a more comprehensive shopping, educational, commercial and recreational facilities and an excellent range of amenities including health clubs, swimming pools and golf clubs. The town of Stowmarket lies some 10 miles to the east, which has a regular mainline rail service to London Liverpool Street taking about 80 minutes. Stansted airport is also only about 45 miles to the south east.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

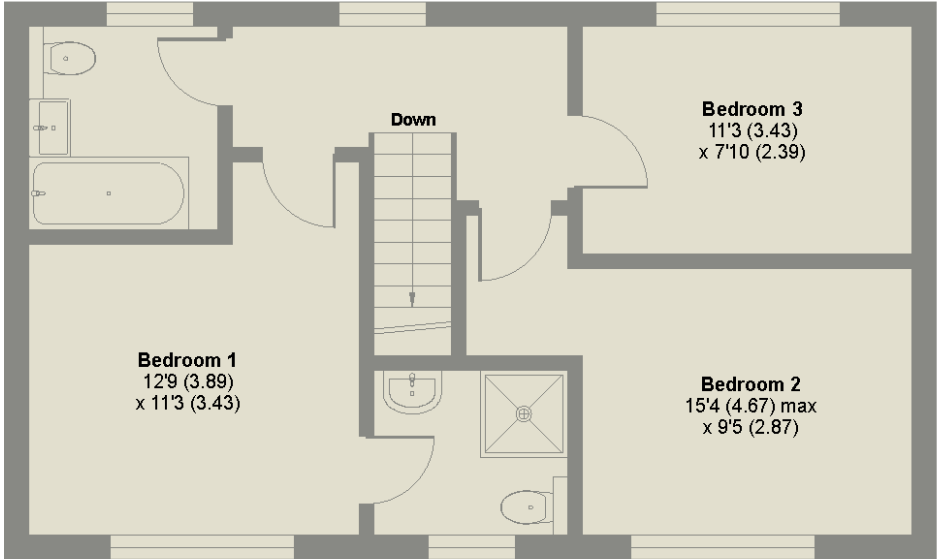


Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Bedfords Estate Agents. REF: 1118744