

Summary

An extended 4 bedroom semi detached home in the popular village of Cockfield with large outbuilding and ample off road parking. Internally the property boasts a great sized living room, kitchen/diner, utility room, ground floor shower room, ensuite and dressing room off the master bedroom.

Description

Approximate Room Sizes

ENTRANCE HALL Double glazed window to side, stairs ascending, radiator

LIVING ROOM 21' 11" x 18' 9" (6.68m x 5.72m) Double glazed window to front and french doors to rear, brick fireplace, radiator

KITCHEN/DINER 21' 7" x 17' 0" (6.58m x 5.18m) Double glazed windows to front and rear, understairs cupboard, tiled floor, radiator. The kitchen has a range of fitted wall and base units with wooden work surfaces and matching island. Sink with drainer, integral dishwasher and microwave, spaces for american fridge/freezer and range style cooker with hood over.

UTILITY ROOM 6' 1" x 5' 0" (1.85m x 1.52m) Double glazed door to side which leads to the garden, base units with work surface over, space for washing machine

SHOWER ROOM Double glazed window to side, W/C, wash hand basin, shower cubicle, heated towel rail.

LANDING

BEDROOM ONE 14' 6" x 13' 1" (4.42m x 3.99m) Double glazed window to rear, radiator. Walk in wardrobe.

ENSUITE Double glazed window to front, W/C, wash hand basin, shower cubicle, heated towel rail.

BEDROOM TWO 11' 9" x 9' 7" (3.58m x 2.92m) Double glazed window to front, two built in wardrobes, radiator

BEDROOM THREE 15' 5" x 9' 2" (4.7m x 2.79m) Double glazed window to front, built in wardrobe, radiator

BEDROOM FOUR 12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to rear, built in wardrobe and built in airing cupboard, radiator

BATHROOM Obscured double glazed window to rear, W/C, wash hand basin with storage under, wood panelled bath, shower, heated towel rail

OUTSIDE To the front of the property is block paved driveway providing ample off road parking, five bar gate for access and pedestrian gate. Gate leading to rear garden.

Rear Garden commences paved patio area with the remainder being mainly laid to lawn with timber fence surround. Side access leads round to the front.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains water & Electric. Oil fired heating

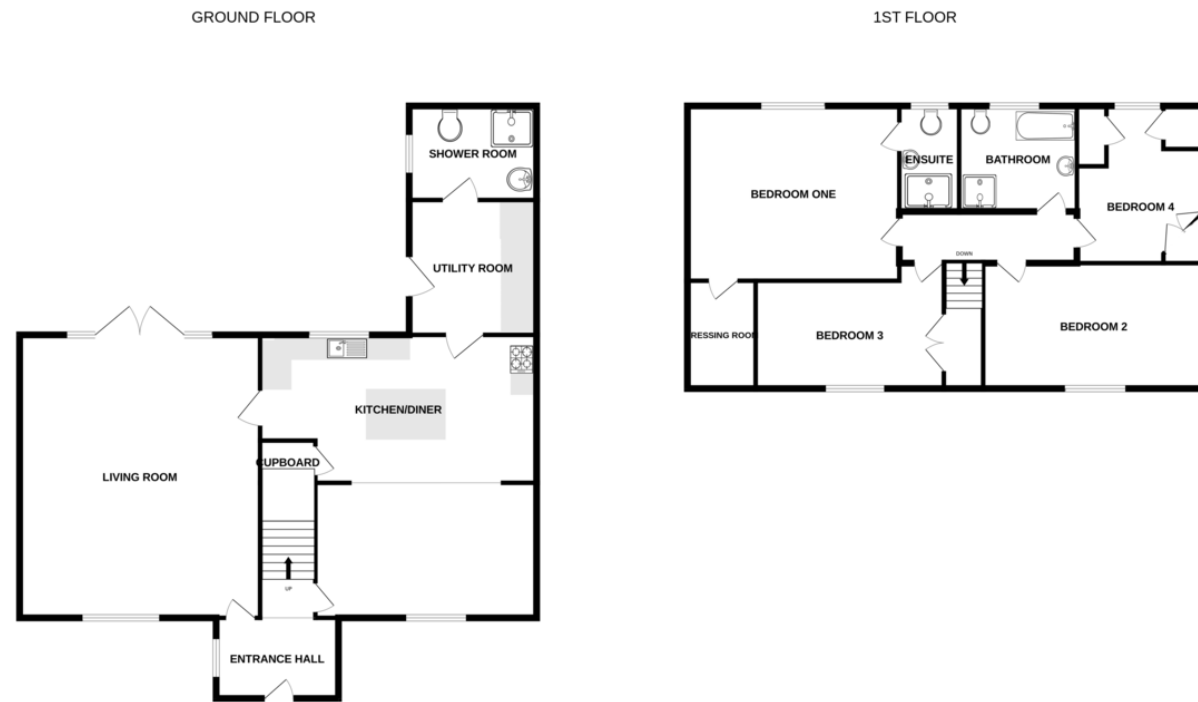
Post Code – IP30 0HY

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	83 B
39-54	E		
21-38	F		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Mackenzie Place | Cockfield | IP30 0HY

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Guide Price £390,000

- Popular Village Location, 8 miles from Bury St Edmunds
- Extended Home
- Ground Floor Shower Room
- Utility Room
- Ensuite & Dressing Room to