Dukes Meadow, Cockfield, Bury St. Edmunds

Sheridans

Dukes Meadow, Cockfield, Bury St. Edmunds IP30 0HR

Guide Price £575,000

Tucked away within a peaceful cul-de-sac in the highly regarded village of Cockfield, this substantial detached family home offers over 2,000 sq ft of beautifully presented accommodation, thoughtfully updated and exceptionally well maintained throughout.

Set behind a generous driveway with a double garage, the property immediately conveys a sense of space and privacy. The welcoming entrance hall leads to well-proportioned living accommodation that is perfectly suited to modern family life. A spacious kitchen/breakfast room forms the heart of the home, beautifully appointed with granite work surfaces, built in appliances, fridge and freezer, microwave and a dishwasher, and enjoying attractive views over the rear garden, whilst a separate utility room and cloakroom add practicality to everyday living.

The impressive sitting room extends to over 23 feet in length and flows through to a conservatory with bi-folding doors opening onto the garden, creating an ideal space for both entertaining and relaxing. A separate dining room also enjoys direct garden access, offering excellent flexibility for formal gatherings or family occasions.

On the first floor are four generous bedrooms, all of which benefit from built-in storage. The principal bedroom is served by an en suite bathroom, whilst the remaining bedrooms are complemented by a well-appointed family shower room.

A particular feature of the property is the versatile hobby room/home office positioned above the double garage. Fully insulated and flooded with natural light from Velux windows, it provides an ideal workspace for those working from home, a studio, hobby room or teenage retreat.

Outside
Outside, the south-facing rear garden enjoys an excellent degree of privacy and has been attractively landscaped with established planting, mature trees, expansive lawned areas and paved terraces positioned to make the most of the sunshine throughout the day. To the front, the generous driveway provides ample parking and access to the double garage with remotely operated roller doors.

Location
Cockfield (voted 'Suffolk Village of the Year 2012) is a sought after village situated approximately 8 miles to the south of Bury St Edmunds. The village offers a good range of amenities including a popular primary school and village shop. Less than a 10 minutes' drive away are the villages of Lavenham and Long Melford, both which are well-served, popular historic villages, as well as Bury St Edmunds in one direction and Sudbury to the other; these both offer further facilities, shopping outlets and public transport, including train stations.

Directions
From Bury St Edmunds head in a southerly direction along the A134 through the village of Sicklesmere towards Bradfield Combust, then turn left signposted Lavenham. Follow the A1141 towards Lavenham for approximately 1.5 miles turning left onto Howe Lane into Cockfield. After approximately 1 mile, Howe Lane flows into Chapel Road. Chapel Road leads up to The Great Green and on reaching Great Green bear left and then right, turning into Dukes Meadow.

- Four Double Bedrooms
- Refurbished and Improved Throughout
- Kitchen/Breakfast Room with Granite Work Surfaces
- Sitting Room, Dining Room & Conservatory
- Utility Room and Cloakroom
- Versatile Hobby Room/Home Office
- Double Garage and Extensive Parking
- Private South-Facing Rear Garden
- Quiet Cul-de-Sac Position
- Award-Winning Village Location

3 What Words ///teacher.uncouth.hoot

Services
Mains electricity, water and main drainage. Oil fired central heating.
Council Tax: Babergh - Band: F
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Outdoor - Source Ofcom)
Flood Risk: Very Low Risk

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2067sq.ft. (192.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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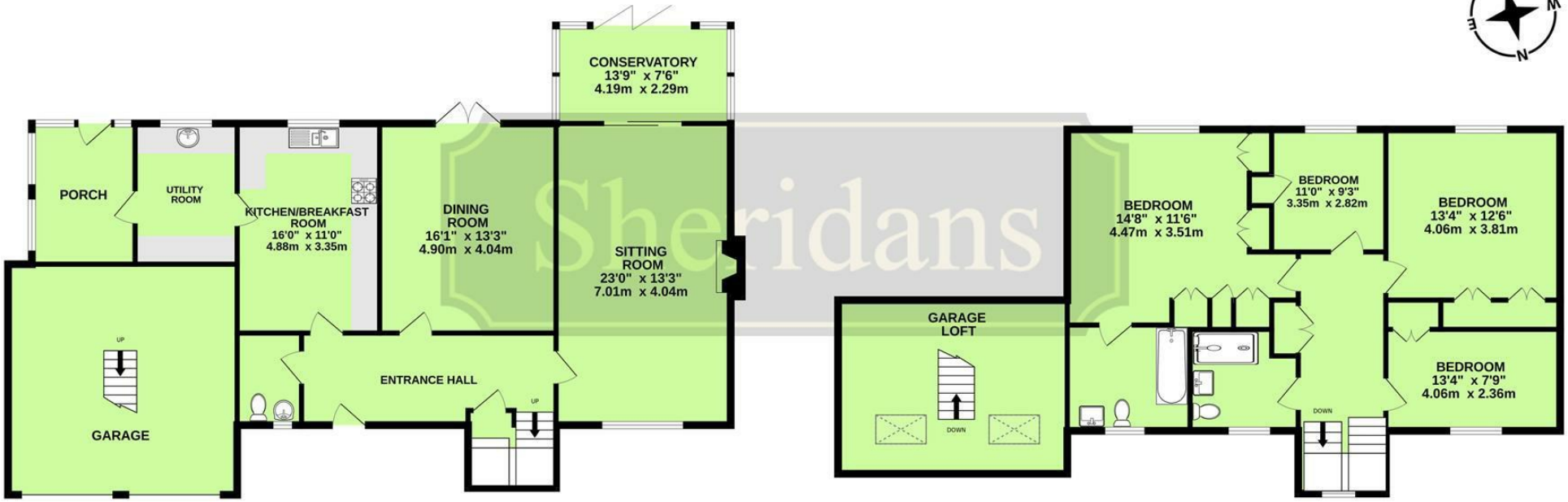

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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