



Bury Road, Cockfield, Suffolk, IP30 0LB

MARK · EWIN
BURY ST EDMUNDS

Bury Road, Cockfield, Suffolk, IP30 0LB

A three-bedroom detached bungalow, ideally situated in the village of Cockfield, enjoying picturesque open field views, well-maintained gardens, and generous off-road parking.

The property offers well-presented accommodation, beginning with a welcoming entrance hall that leads into a bright and inviting sitting room. The heart of the home is the stylish open-plan kitchen/dining room, which overlooks the rear garden and offers an attractive range of wall and base level units with space for a fridge-freezer, dishwasher and washing machine. There are three well-proportioned bedrooms, each benefiting from built-in storage, with the principal bedroom further enhanced by a contemporary ensuite shower room. A modern family bathroom completes the accommodation on offer.

Externally, the front garden is mainly laid to lawn and attractively planted with a variety of established shrubs and trees. A spacious driveway provides off-road parking for multiple vehicles and leads to a single garage. To the rear, the property boasts a delightful, enclosed garden, predominantly laid to lawn and complemented by a paved patio area. The garden enjoys attractive field views and features well-stocked borders with a range of mature shrubs and trees.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds via Sicklesmere Road heading towards Sudbury, pass through the village of Sicklesmere and continue along the A134 towards Sudbury. Turn left onto the A1141 towards Cockfield and the property can be found on the left hand side.

Location

The village of Cockfield offers a village store, post office, public house and Primary School. Cockfield is situated just north of Lavenham and eight miles away from the historic town of Bury St Edmunds and ten miles from Stowmarket. Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 13' 9" x 6' 0" (4.18m x 1.82m)

Sitting Room 15' 6" x 13' 2" (4.72m x 4.02m)

Kitchen/Dining Room 26' 4" x 10' 6" (8.02m x 3.20m)

Bedroom 19' 8" x 12' 5" (6.00m x 3.79m reducing to 2.37m)

Ensuite 8' 1" x 4' 0" (2.46m x 1.21m)

Bedroom 11' 0" x 9' 10" (3.36m x 3.00m)

Bedroom 10' 10" x 10' 0" (3.31m reducing to 2.95m x 3.06m)

Bathroom 10' 4" x 6' 11" (3.15m x 2.11m)

Front & Rear Gardens

Driveway & Garage

Additional Information:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

**Offers Over £465,000
Freehold**





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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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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