



A BEAUTIFULLY CRAFTED MODERN HOME WITHIN THIS SMALL DEVELOPMENT OPPOSITE THE VILLAGE GREEN

4 Scotts Way, Great Green, Cockfield, Bury St Edmunds, IP30 0DD

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ESTABLISHED 1966

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Great Green
Cockfield
Bury St Edmunds
IP30 0HJ**

**A BEAUTIFULLY CRAFTED MODERN HOME WITHIN THIS SMALL
DEVELOPMENT OPPOSITE THE VILLAGE GREEN**

Guide: £565,000 *FREEHOLD*

RECEPTION HALL • CLOAKROOM • STUDY • SITTING
ROOM • KITCHEN/BREAKFAST ROOM • UTILITY •
4 BEDROOMS • 3 BATHROOMS • GARAGING • GARDEN

4 Scotts Way is a beautifully-crafted newly-built home situated within this small development by Lark Vale developments, local builders who have built a reputation for quality well-designed homes.

The property is finished to a high-standard with contemporary living space enjoying a high degree of natural light throughout together with views over farmland from the sitting room and kitchen French doors.

There are oak doors fitted with brushed-steel ironmongery, 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:

RECEPTION HALL – 21'2" x 6' max overall including the staircase to first floor with understairs storage cupboard

CLOAKROOM – with low-level WC and vanity unit with inset wash hand basin with storage below.

STUDY – 14' x 6'

SITTING ROOM – 17'1" x 14' 2" max overall, a double-aspect room with superb views over the garden and rolling countryside beyond, brick open fireplace with wooden mantel over.



UTILITY ROOM – 12' X 5'7" with door to outside, units to be fitted with sink, spaces and plumbing for appliances.

PRINCIPAL BEDROOM – 14'4" x 14' narrowing to 13'- double-aspect room, with fabulous countryside views, **en suite shower room** with tiled shower cubicle, vanity unit with inset wash hand basin with storage below, low-level WC, and heated towel rail.

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

BEDROOM TWO - 14' x 9' an irregular shaped room.

BEDROOM THREE – 14'2" x 8'4" with **en suite shower room**, with fitted shower cubicle, vanity unit with wash hand basin and storage below, WC, and heated towel rail.

BEDROOM FOUR – 14'3" x 8'4"

OUTSIDE

The property has a small turfed front garden with path leading to the front door, and gate to the rear, garden laid to lawn with a sandstone terrace and a fabulous view over the adjoining farmland. There is a single garage with rear pedestrian door and are two allocated parking spaces.

SERVICES

Mains water, electricity and drainage are connected.

EPC Rating B

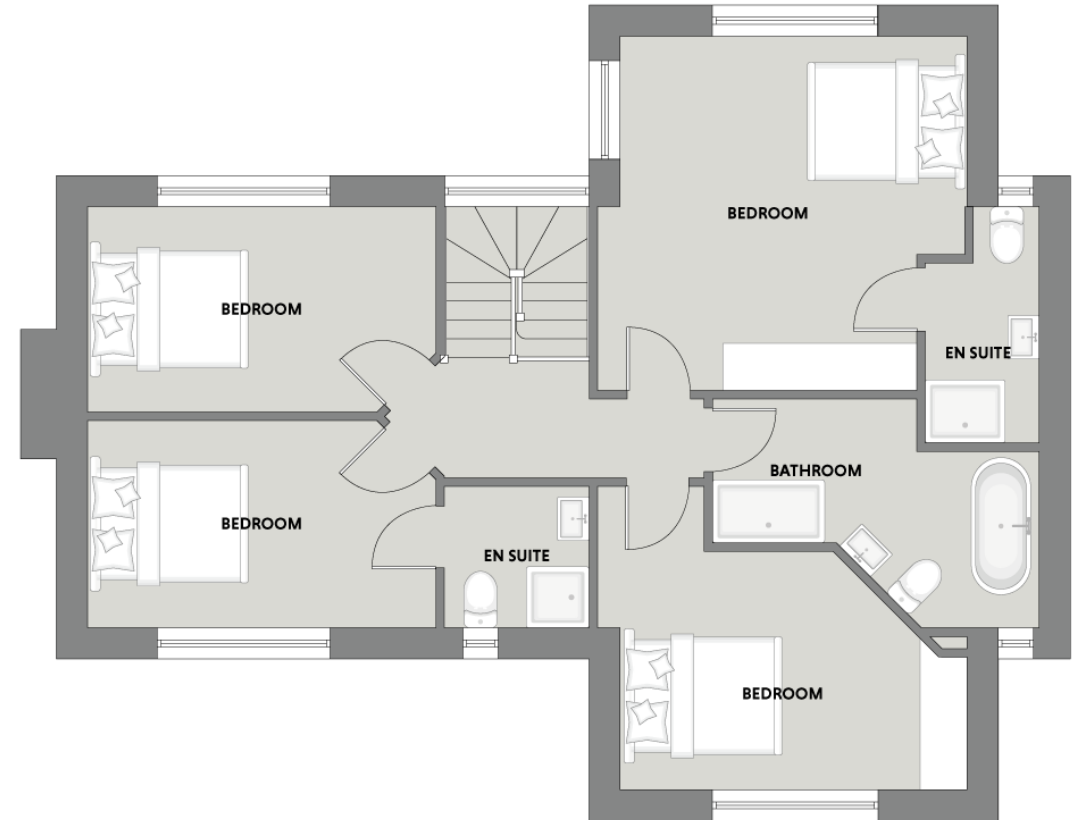
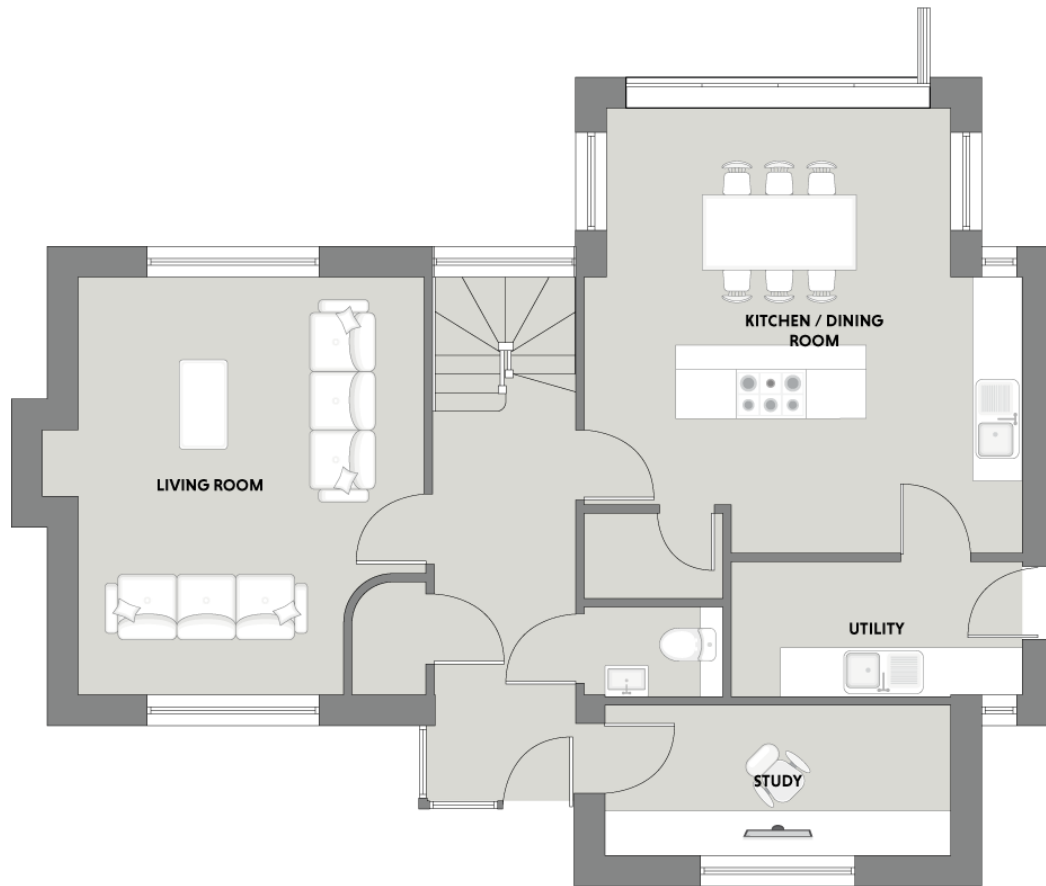
LOCAL AUTHORITY: Babergh – Council Tax Band - TBA

AGENT'S NOTE

- The property has an ICW 10-year Warranty.
- The developer requires a £3,000 reservation fee
- The fixtures and furniture in the photos are CGI images 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.

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