



A BEAUTIFULLY PRESENTED MODERN HOUSE WITH LARGE GARDEN CLOSE TO THE VILLAGE GREEN

Spring House, Great Green, Cockfield, Suffolk IP30 0HQ

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ESTABLISHED 1966

Spring House Great Green Cockfield Suffolk IP30 0HQ

- Abbey Gardens 0.2 miles
- Theatre Royal 0.2 miles
- The Arc Shopping Centre 0.5 miles

GUIDE: £350,000 (*Freehold*)

ENTRANCE HALL • SITTING ROOM • KITCHEN/BREAKFAST ROOM • CLOAKROOM • 3 BEDROOMS • FAMILY BATHROOM • OFF-ROAD PARKING • GARDEN

Situated close to the green of this well-regarded village, Spring House is an immaculate modern house, being of traditional construction with red-brick elevations under a slate tiled roofline and built around 2019 by local reputable builders, AMT Building, known for high-quality design and finish.

The property has been beautifully maintained and presented, providing light and spacious accommodation that extends to around 1,000ft², with accommodation arranged over two floors. The property benefits from uPVC windows, air-source heating with underfloor heating on the ground floor, ensuring efficiency and ease of maintenance.

The property comprises good-sized hall with staircase rising to the first floor, sitting room with large window to the front.

The kitchen is fitted with a stylish gloss-finished base and eye level units with integrated electric oven and ceramic hob with extractor above, with window and doors to the garden, and access to a downstairs cloakroom and understairs cupboard.

On the first floor is a landing with storage cupboard, and three good-sized double bedrooms served by the family bathroom, with panelled bath with shower and screen, low level WC and pedestal wash basin.



Outside

The property is approached from the village lane, onto a large, gravelled driveway behind a low hedge. The neighbouring March House has shared access from the lane and a right-of-way to their property.

There is a pedestrian gate and pathway to the rear garden, which is a good size, with large terrace, shed and planted beds and borders.

Services

Mains water and electricity • Air-source heating (underfloor to ground floor) • Council Tax Band 'C' • EPC rating B • Broadband: Ofcom suggest Superfast 80Mb • Mobile: Ofcom suggest all provides likely

what3words: *issue.bagpipes.knee*

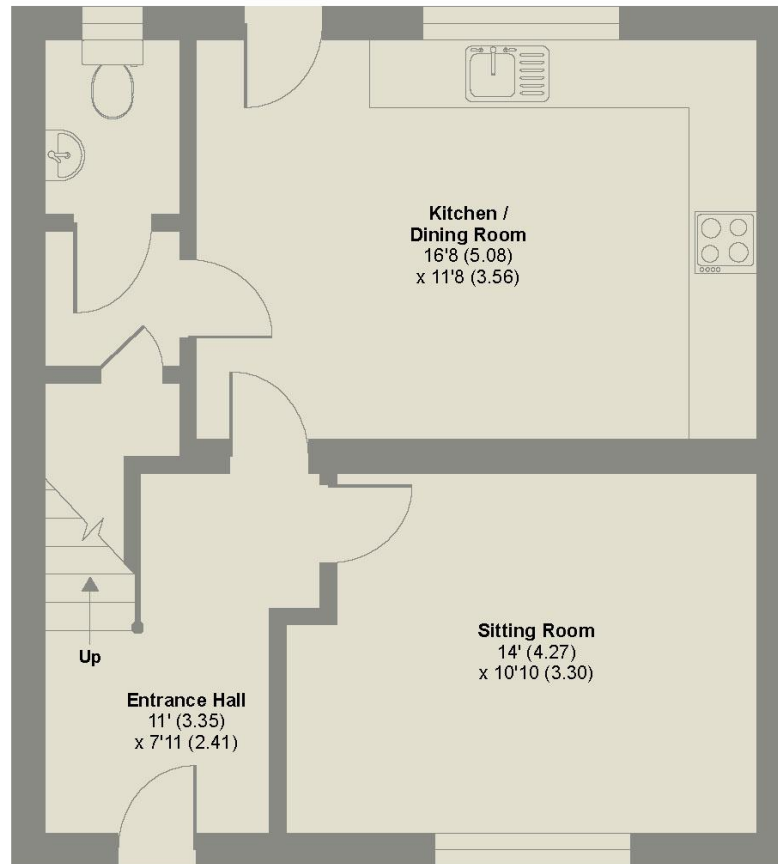
Location

The property is located within this highly regarded village, centred around a large village green which plays an important part in the community, with regular cricket matches and village fete among many notable events. Cockfield has a variety of amenities, to include post office, shop and public house, and is considered one of the most sought-after villages in the region, due to its convenience for Bury St Edmunds and Lavenham.

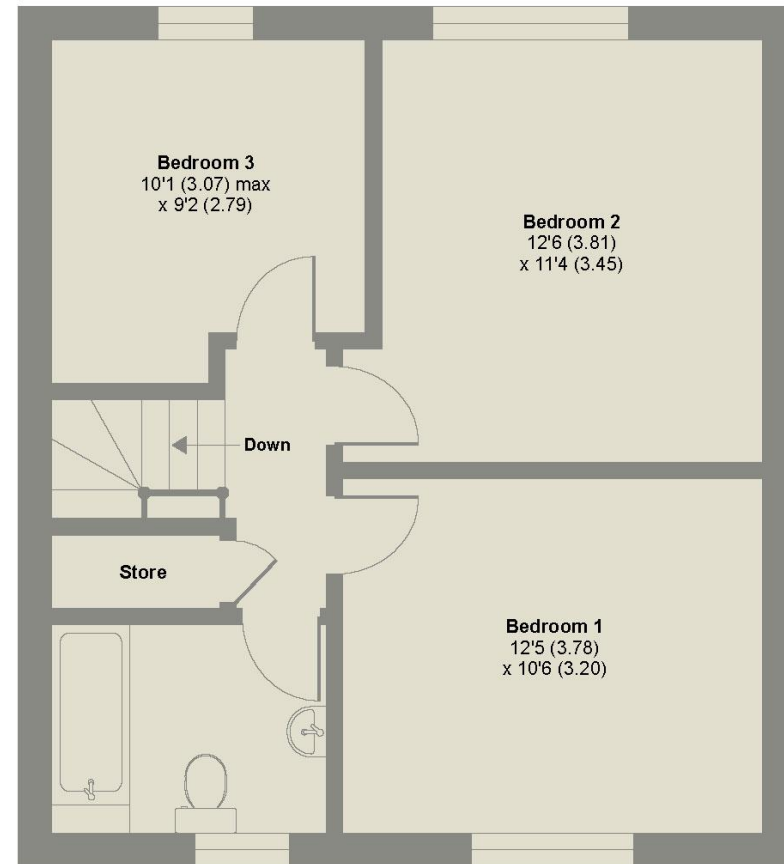


Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bedfords Estate Agents. REF: 1230724