



Lavenham Road

Cockfield

Guide Price £285,000

LACY SCOTT
& KNIGHT

est. 1869

3 Crowbrook Cottages

Lavenham Road | Cockfield | Bury St. Edmunds | IP30 0HX

Bury St. Edmunds 8 miles, Sudbury 12 miles, Lavenham 5.5 miles

An attractive 2/3 bedroom semi-detached Victorian cottage in need of updating with good sized gardens and off street parking

Entrance Porch | Bathroom | Kitchen | Sitting Room | Store | 2/3 Bedrooms | Garage | Off Street Parking | Large Gardens

3 Crowbrook Cottages

3 Crowbrook Cottages is a well situated and attractive Victorian semi-detached property in need of updating throughout. The property presents attractive red brick elevations under a tiled roofline with accommodation arranged over two floors extending to approximately 909 sq.ft. The current accommodation comprises entrance porch, store, bathroom, kitchen, sitting room and 2/3 first floor bedrooms. The property does (subject to the necessary planning consent) lend itself to extend and update to a buyer's requirements. An internal viewing is highly recommended by the sole selling agents to appreciate the current and potential accommodation on offer.

Outside

3 Crowbrook Cottages is approached over a driveway providing parking for a couple of cars. Access from here is given to the attached garage. The garden at the front of the property is mainly laid to lawn with an array of mature trees and shrubs.



The main garden can be found at the back of the property with a mixture of mature trees and shrubs.

Location

Cockfield, which is a village made up of many greens, is a popular village situated approximately 8 miles to the south of Bury St. Edmunds. The village offers a good range of amenities which includes a well-regarded primary school, public house and a village shop with post office. A short distance away are the popular villages of Lavenham and Long Melford both being well served historic villages. The medieval market town of Bury St. Edmunds offers an excellent range of further facilities, schooling, shopping outlets and public transport including a train station.

Property Information

Services: Mains electricity, water and drainage. Night storage heaters.

Local Authority: Babergh District Council. Council Tax Band B. Tenure: Freehold.

Broadband: Superfast download speed 80 Mbps and upload speed 20 Mbps.

Mobile Signal: Yes.

Directions

Leave Bury St. Edmunds heading south on the A134 towards Sudbury. Proceed through the village of Bradfield Combust

taking the next turning on your left-hand side signposted 'Lavenham A1141'. Continue through Cross Green in Cockfield for a couple of miles where 3 Crowbrook Cottages will be found on your left hand side denoted by a Lacy Scott & Knight 'For Sale' board.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

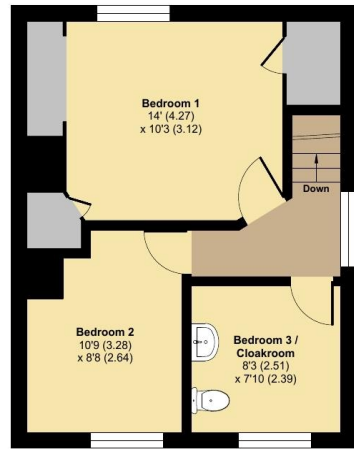
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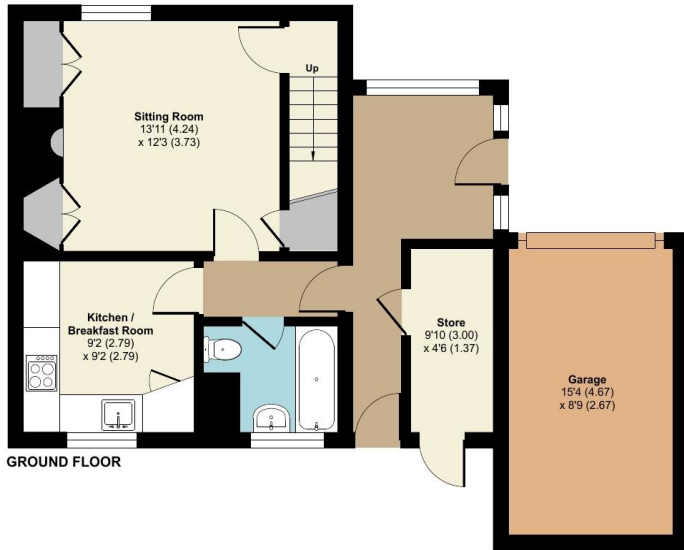
Lavenham Road, Cockfield, Bury St. Edmunds, IP30

Approximate Area = 909 sq ft / 84.4 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale




FIRST FLOOR




GROUND FLOOR



 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024.
 Produced for Lacy Scott & Knight. REF: 1122743



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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