

oakheart



£650,000

Price Guide

Stows Hill Close, Cockfield, Bury St Edmunds

Stows Hill offers two individually designed executive homes enjoying uninterrupted field views. This impressive four-bedroom property offers spacious, modern living with two en-suites, two reception rooms and an exceptional open-plan kitchen/dining/family space.

Downstairs:

The property welcomes you with an inviting part-vaulted entrance hall with exposed brickwork. The beautifully appointed kitchen/dining/family room offers a full bank of tall contemporary units. A contrasting island with ceramic hob, eye-level oven, full-height fridge/freezer and a Quooker tap. This impressive space includes a dining area, vaulted snug and bi-fold doors

opening to the rear terrace with stunning countryside views, plus a large walk-in pantry. The ground floor further provides an elegant double-aspect sitting room with bi-fold doors, a spacious study overlooking the front garden, a well-equipped utility room with matching units and side access and a cloakroom with WC and vanity basin.

Upstairs:

The light-filled landing leads to four generous double bedrooms. The master bedroom benefits from a dressing area and a stylish en-suite with walk-in wet room style shower, vanity basin and WC. Bedroom two also enjoys a luxurious en-suite finished with stone-effect LVT flooring and a walk-in shower.

Bedrooms three and four offer ample space, with outlooks to the front and over the countryside respectively. The contemporary family bathroom features a freestanding bath, vanity basin, WC and a walk-in shower with black fittings and herringbone flooring.

Outdoors:

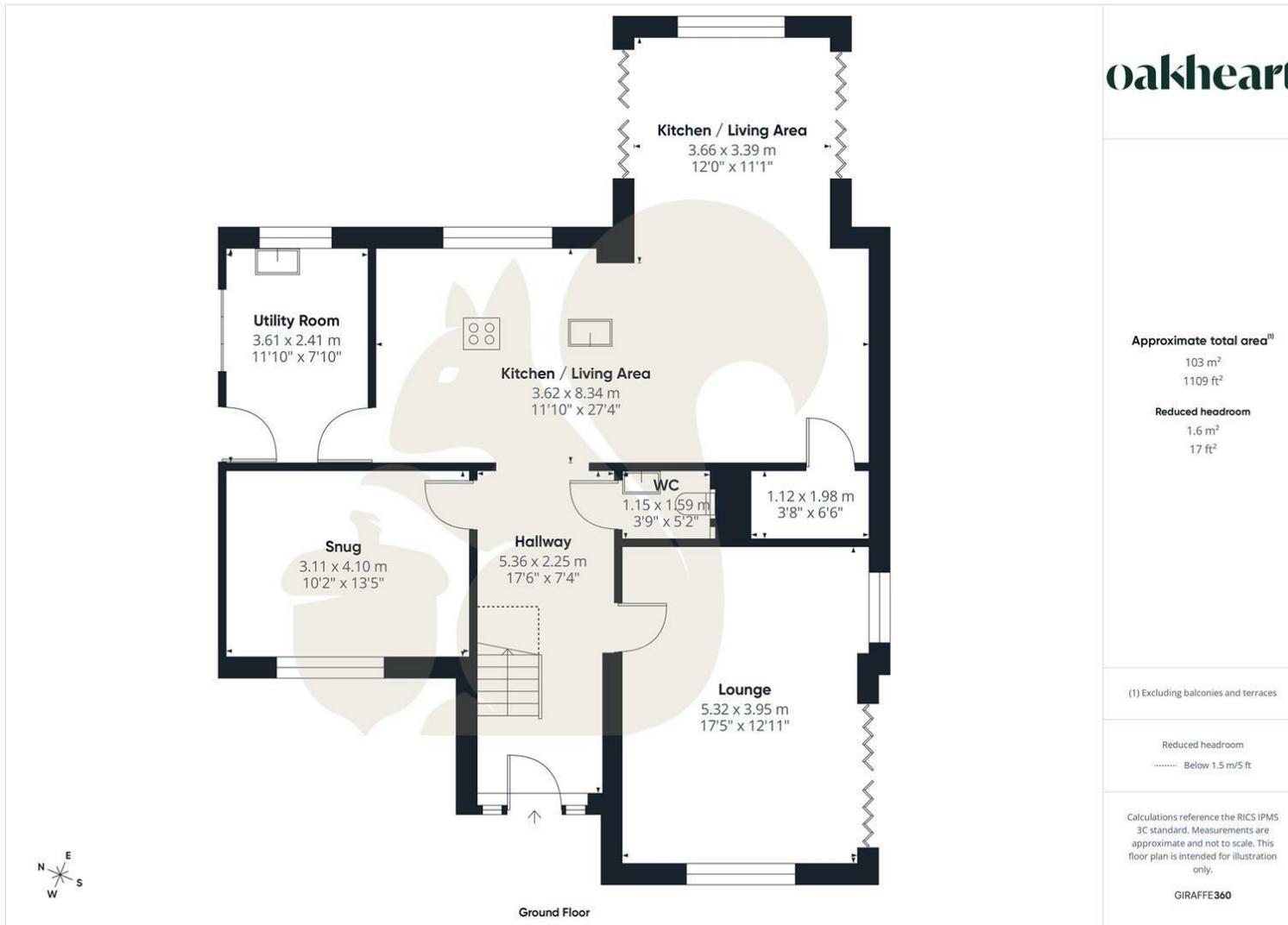
Outside the property offers a large gravel driveway, stone pathway and gated side access. The rear garden includes a generous terrace accessed from the kitchen/family room, an expanse of lawn, and a low rear fence to ensure uninterrupted enjoyment of the picturesque countryside views.











oakheart

Approximate total area⁽¹⁾

103 m²
1109 ft²

Reduced headroom

1.6 m²
17 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Barbegh

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

oakheart