



ETNA COTTAGE
Cockfield, Suffolk

Carter Jonas

ETNA COTTAGE, HOWE LANE, COCKFIELD, SUFFOLK, IP30 0HA

- Lavenham 4.5 miles
- Bury St Edmunds 8 miles
- Ipswich 23 miles

Sitting room • Kitchen/dining room • Cloakroom
Principal bedroom • Ensuite shower • Bedroom 2
Family bathroom • Off-road parking for 2 cars
Garden with field views

DESCRIPTION

Etna Cottage is a new build property that has been finished to a superb standard throughout that is wonderfully bright, has fantastic high ceilings with spectacular field views to the front and rear which is found in a highly sought after, quiet location in Cockfield.

You enter the property into the impressively large sitting room which has a sash window offering plenty of light and the staircase with an oak banister leading to the first floor. Under the staircase is a storage cupboard which houses the immersion tank and heating equipment. The entire ground floor has electric underfloor heating.

The kitchen/dining room is an impressive size with plenty of natural light. There are shaker style units with a 4-ring induction hob, single oven, extractor fan and stainless steel sink. There is space and plumbing for a washing machine and dishwasher. French doors lead to the garden. There is a cloakroom which separates the sitting room and the kitchen.

The first floor is entered from the staircase into the landing leading to the principal bedroom at the rear of the house with two windows overlooking the fields to the rear and an ensuite shower room. The second large bedroom is at the front of the property. The first floor concludes with the stylish family bathroom.

A NEWLY BUILT 2 BEDROOM SEMI-DETACHED PROPERTY THAT HAS BEEN FINISHED TO A FANTASTIC STANDARD WITH STUNNING FIELD VIEWS AND LOCATED ON A QUIET LANE IN THE POPULAR HAMLET OF COCKFIELD.



OUTSIDE

To the front is a shingled driveway with space for 2 cars. The garden is mainly laid to lawn with a decking area immediately adjoining the house and there are wonderful field views beyond the boundary over local farmland.

AGENTS NOTE

Access to the rear garden can be reached through the garden of Cockfield Stores or via the French doors from the kitchen.

LOCATION

The village has a primary school, village hall, church & garage and was voted Suffolk Village of the Year in 2012. The well-known medieval village of Lavenham has an excellent variety of restaurants, pubs, shops and galleries, whilst the cathedral market town of Bury St Edmunds provides for more extensive needs including a mainline station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity.
Air sourced heating
Private sewage treatment drainage

Local Authority: Babergh district council

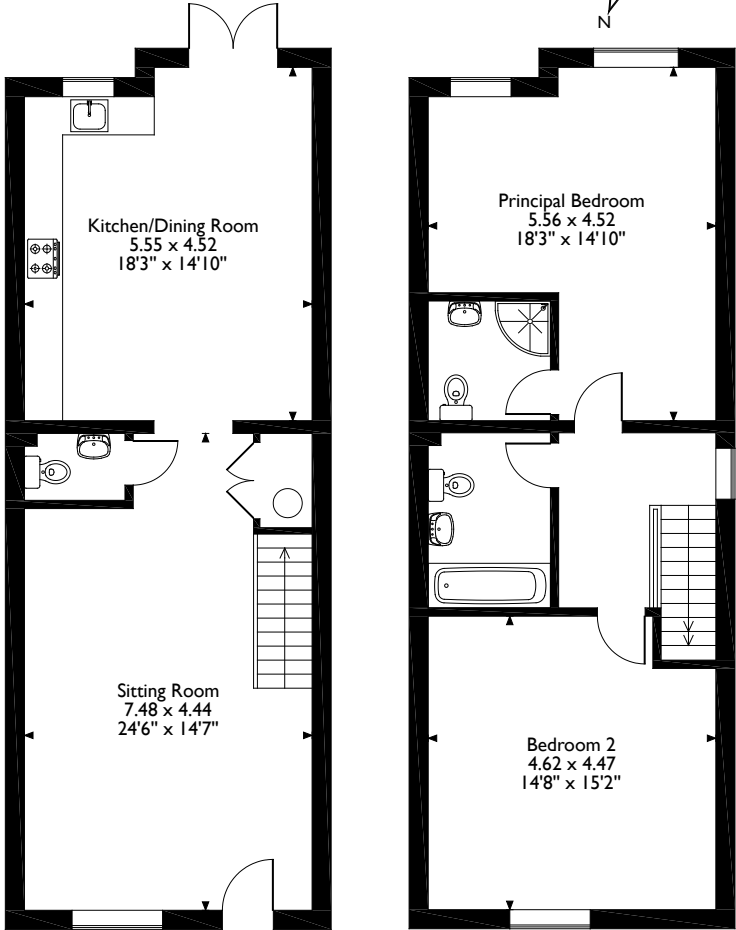
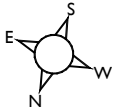
Council Tax: Band B

Viewings: By appointment with Carter Jonas:
T: 01787 882881

What3Words: ///wire.soak.shook



Etna Cottage, Cockfield, Suffolk
Approximate Gross Internal Area
118 Sq M/1270 Sq Ft



Ground Floor First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		118
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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