



DAVID
BURR

**Plot 4, 3 Chequers Way,
Cockfield,
Bury St. Edmunds, Suffolk.**



3 Chequers Way, Cockfield, Bury St. Edmunds, Suffolk.

Location: Chequers Way is an exclusive enclave of just five newly built executive homes, perfectly situated in the idyllic Suffolk countryside. Here, timeless rural beauty and cutting-edge design unite to create a rare opportunity for those seeking luxury, space, and serenity.

- One of only five properties
- Built by a reputable, family run development company
- High specification
- Last property remaining
- Available immediately
- Detached
- Double garage
- Generous gardens
- Private cul-de-sac
- Approx. 2,000 sq. ft.
- 21 ft Kitchen
- 4 bedrooms/3 bathrooms

An exquisite new home on a select development of only five homes in one of Suffolk's most highly regarded villages, close to Lavenham and Bury St Edmunds.



LOCATION

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

THE PROPERTY

Set within an exclusive development of just five homes in the desirable village of Cockfield, this impressive four-bedroom detached property offers a superb blend of contemporary design, thoughtful accommodation and village living.

Designed as a bespoke new home, the property provides generous and versatile living space throughout. The ground floor features a welcoming entrance hall, cloakroom, utility room, sitting room and a stunning open-plan kitchen/breakfast/dining room, creating an ideal environment for both everyday family life and entertaining. The kitchen and sitting room benefit from bi-fold doors, providing a seamless connection between the beautifully appointed interiors and the outside space, while allowing the rooms to be filled with natural light.

At first floor, there are four well-proportioned bedrooms, complemented by three stylish bath/shower rooms, including two en-suite facilities. Externally, the property benefits from a double garage positioned at the front, providing excellent parking, storage and practical convenience.

Combining modern finishes with practical family living, this exceptional home offers the opportunity to enjoy a newly built property in a peaceful and highly desirable village setting. The exclusive five-home development provides a rare sense of privacy and community, making this an outstanding opportunity for those seeking a high-quality new home within easy reach of Bury St Edmunds.

POSTCODE: IP30 0EY

WHAT3WORDS: ///soggy.ordering.channel

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.



Material Information

SERVICES: Air source heat pump to underfloor heating on ground floor and radiators on first floor. Main water, drainage and electricity.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** TBC – New Build.

EPC RATING:

PROPERTY POSTCODE: IP30 0EY

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES: **Broadband Speed:** Up to Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

ASBESTOS/CLADDING: Not aware of any.

RESTRICTIONS ON USE OR COVENANTS: Not aware of any.

FLOOD RISK: New build so no historic flooding.

ACCESSIBILITY ADAPTIONS: None.

WHAT3WORDS: /// soggy.ordering.channel

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Chequers Way, Cockfield, Bury St. Edmunds, IP30



Approximate Area = 1711 sq ft / 158.9 sq m

Garage = 387 sq ft / 35.9 sq m

Total = 2098 sq ft / 194.8 sq m

For identification only - Not to scale



