



**West Haven, Poole Street,
Cavendish, Suffolk**

**DAVID
BURR**



WEST HAVEN, POOLE STREET, CAVENDISH, SIDBURY, SUFFOLK, CO10 8BD

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A beautifully presented three-bedroom detached house in the picturesque village of Cavendish. Parts of the property date back to the 1800s and has been recently extended and refurbished throughout to create a spacious kitchen/dining/family room and master bedroom with a stunning landscaped garden, new drive and large garage.

A well-presented three-bedroom detached house with a beautiful landscaped garden and off-road parking.

ENTRANCE HALL: 12'1" x 5'8" (3.68m x 1.73m) An inviting space with staircase leading to first floor, space for shoes and coats finished with a Victorian original tiled floor with opening leading to:-

KITCHEN/BREAKFAST/FAMILY ROOM: 28'9" (max) x 21'0" (max) (8.76m x 6.40m) A wonderfully sociable room in a large L-shape with an initial seating area with bifold doors opening to a rear garden terrace with pretty views over the garden. Beyond this you will find the recently refitted kitchen with breakfast bar, large viewing window overlooking the rear garden with further windows to both the side and front aspect as well as four Velux windows with feature up lighting and built-in bluetooth speaker system to the ceiling. The kitchen is fitted with a wide range of handleless cupboards finished with a white marble effect Quartz worktop and matching splashback, integrated appliances include a large gas hob with extractor above, double eye-level oven, full-height fridge and full-height freezer, composite butler style sink with mixer tap and hot water tap, dishwasher and water softener.

SITTING ROOM: 12'10" x 11'7" (3.91m x 3.53m) An elegant room with large chimney breast housing an inset log burner with slate hearth and oak effect bressumer beam with useful alcoves for living room furniture.

DINING ROOM: 12'0" x 9'0" (3.66m x 2.74m) A more formal reception room that could also be utilised as a fourth bedroom if someone had the need as it is in touching distance of the downstairs shower room. Open fireplace with electric point for a wood effect log burner.

UTILITY ROOM: This room is fitted with a wide range of useful storage cupboards and matching pantry style cupboards finished with a marble effect roll edge worktop with matching splashback with an integrated sink and drainer with space for washing machine and tumble dryer and pretty views over the rear garden.

SHOWER ROOM: A newly fitted suite consisting of a wash hand basin with vanity unit, close coupled WC, heated towel rail and walk-in wet room with attractive tile surround.

First Floor

LANDING: Two windows to the front aspect offering views over the front garden and willow trees beyond with solid wooden doors leading to:-

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BEDROOM 1: 12'5" x 10'3" (3.78m x 3.12m) Stretching from front to back, this is a double aspect room with charming views over the rear garden with built-in wardrobes, space for a large double bed and other bedroom furniture.

BEDROOM 2: 11'7" x 8'11" (3.53m x 2.72m) A generous second bedroom with useful alcove shelving and large built-in wardrobe.

BEDROOM 3: 8'5" x 8'1" (2.57m x 2.46m) Charming views over the rear garden with two alcoves either side of the chimney breast offering space for bedroom furniture.

BATHROOM: 8'5" x 7'0" (2.57m x 2.13m) A recently refitted suite consisting of a wash hand basin with mixer tap and vanity unit with tile splashback, large panel double ended bath with matching splashback to the sink, close coupled WC, fitted towel rail and walk-in shower cubicle with matching tile surround. Airing cupboard and Bluetooth speaker in the ceiling.

Outside

To the front of the property you will find a picket fence and gate boundary with footpath leading to the front door with borders either side landscaped for low maintenance with a range of shrubs, grasses and palm trees on a gravel bedding. To the side you will find a large gravel drive that provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE (18'8" x 15'7"** (5.69m x 4.75m)) with space for both a large vehicle and workshop with power connected. Side access gate leading to rear garden.

To the immediate rear of the property you will find a large terrace seating area accessed via large bifold doors from the kitchen/breakfast/family room. This is a fantastic sociable space for entertaining with charming views over the rear garden beyond. This terrace is surrounded by an attractive railway sleeper retaining wall with further sleeper steps leading to a raised lawned area. The rest of the garden is predominantly laid to

lawn with well-established shrub borders, raised sleeper vegetable garden with a further terrace seating area to the back of the garden with pond and water feature and summerhouse with power and lighting, this is a great space to enjoy the afternoon sun from.

In all about 0.18 acres.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating. Underfloor heating to the kitchen, utility and wet room.
NOTE: None of these services have been tested by the agent.

Agents Notes

We understand that fibre broadband is installed at the property. Please note David Burr have not tested the speeds and offer no guarantee as to the services available.

EPC RATING: Band F – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233.

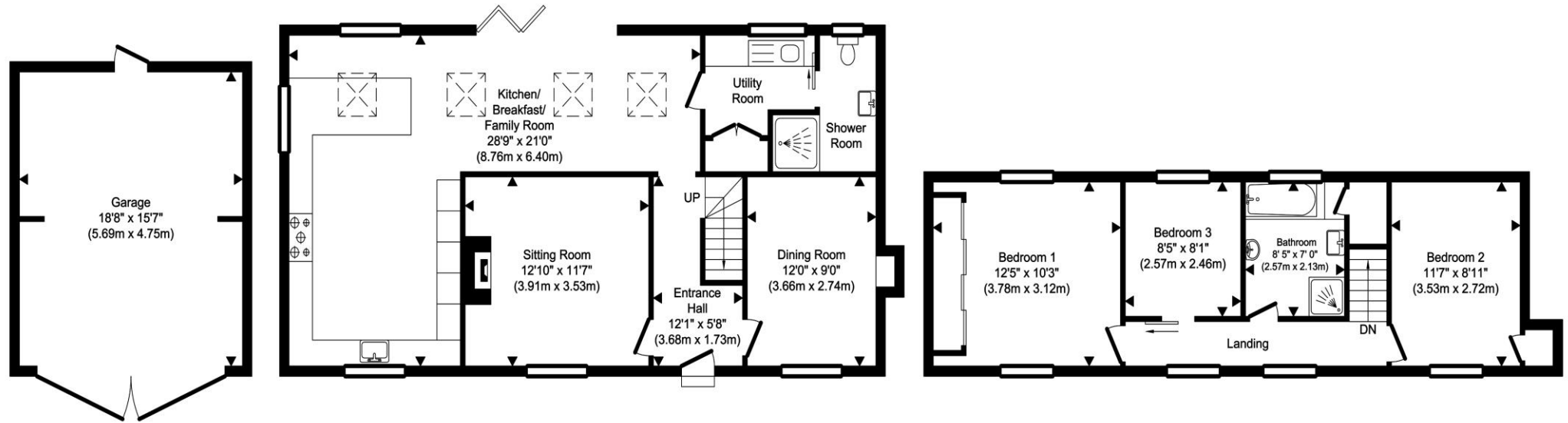
COUNCIL TAX BAND: D

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

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Garage
Approximate Floor Area
290.84 sq. ft.
(27.02 sq. m)

Ground Floor
Approximate Floor Area
861.11 sq. ft.
(80.00 sq. m)

First Floor
Approximate Floor Area
484.26 sq. ft.
(44.99 sq. m)

TOTAL APPROX. FLOOR AREA 1636.22 SQ.FT. (152.01 SQ.M.)

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