



Stour Street | Cavendish, Sudbury, CO10 8BH



Features

- Three Double Bedrooms
- Approximately 0.4 Acres
- Idyllic Setting
- Two Reception Rooms
- Garage & Off Road Parking
- Sought After Village Location
- Potential For Extension/Further Improvement

Situated in an idyllic setting within approximately 0.4 acres, this three bedroom detached home offers an ideal garden retreat. Boasting two reception rooms with fireplaces, fitted kitchen, bathroom, three double bedrooms, garage and off road parking. Highly sought after village location. NO ONWARD CHAIN.



THE PROPERTY

This charming property welcomes you through an obscured glass entrance door into a cosy lobby, with direct access to both the sitting room and living/dining room.

The sitting room boasts a delightful exposed brick fireplace with an inset multi-fuel stove, complemented by a rear wall radiator and a UPVC double glazed window offering serene views of the rear gardens. Stairs rise to the first floor.

The expansive living/dining room, is divided into two functional areas. The dining section includes a beautiful open fireplace with an inset wood burner, a side wall radiator, and a handy storage cupboard with wooden panel doors. The sitting area, bathed in natural light from dual aspect windows, enjoys stunning garden views through UPVC double glazed sliding doors that open onto a patio, seamlessly blending indoor and outdoor living.

The fitted kitchen features an array of units beneath thick oak worktops, a stainless steel sink with a mixer tap, and ample space for a range cooker, washing machine, and full-length fridge/freezer. Quarry tiled flooring, tiled splashbacks, and a UPVC double glazed window overlooking the gardens add to its appeal. A door leads to an inner hall with tiled flooring, a UPVC double glazed window, and a door to a rear storage area, further leading into the bathroom.

The bathroom comprises a low-level WC, a pedestal wash hand basin with hot and cold taps, and a panel bath with a mixer tap and shower attachment. A wooden framed obscured glass window to the side aspect, tiled flooring, partially tiled walls, and a side wall radiator complete the space.

Upstairs, Bedroom 1 is a spacious double room featuring a generous walk-in wardrobe, a rear wall radiator, and a UPVC double glazed window with garden views. Bedroom 2, also a double, includes a rear wall radiator and a UPVC double glazed window, with a connecting door to Bedroom 3. This third double bedroom, with a UPVC double glazed window overlooking the rear garden, houses a wall-mounted 'Worcester' gas combination boiler and a rear wall radiator.

The property's rear gardens are a standout feature, situated in approximately 0.4 acres, offering a substantial area of lawn bordered by mature plants, shrubs, and hedging. A vegetable garden, established fruit trees, and various pathways lead to a range of outbuildings, greenhouses, and storage sheds. The front of the property includes a paved driveway leading to a single garage and a paved pathway providing side access to the front door.





THE LOCATION

Nestled within the picturesque Suffolk countryside, the village of Cavendish offers a quintessential English rural experience. This idyllic village is the perfect setting for your next property, providing a serene and welcoming atmosphere that captures the essence of English village life.

Surrounded by rolling green hills and lush meadows, Cavendish is a haven for nature enthusiasts. Explore the breathtaking Stour Valley, with its winding River Stour and scenic trails.

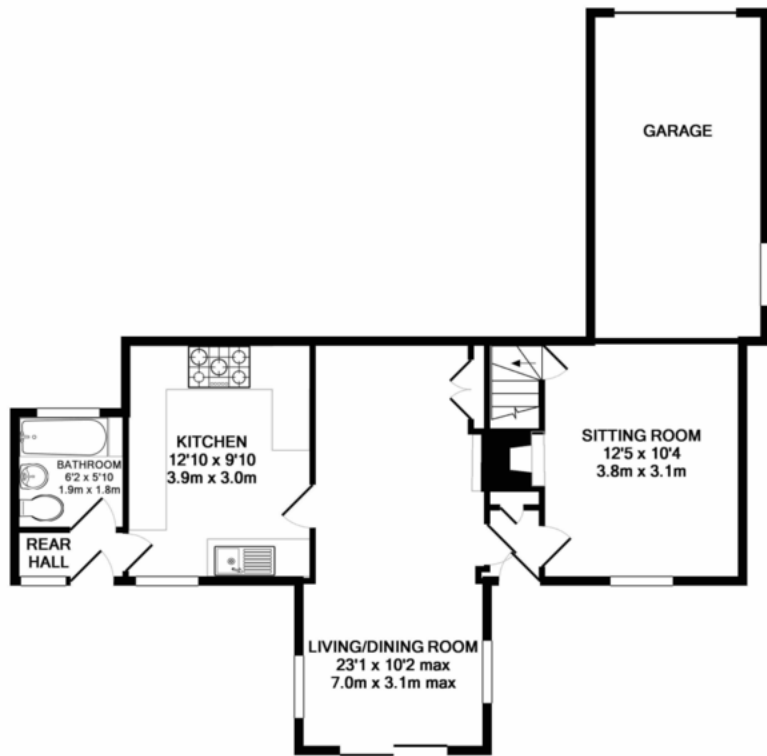
The village is renowned for its tight-knit and welcoming community, evident in the various events and gatherings that take place throughout the year. While Cavendish offers a peaceful, rural lifestyle, it is not without modern conveniences. You'll find a village shop, a traditional pub, and a local primary school, making it a well-rounded and self-sufficient community.

Nearby, the charming town of Clare, just a short drive away, offers a complementary experience with its own historic allure. Clare boasts a 13th-century priory, a medieval castle, and a picturesque country park. It's a delightful destination for exploring further history and enjoying local amenities, including a co-op, doctors surgery, schools, independent shops and restaurants, making it an excellent addition to the lifestyle that Cavendish offers.

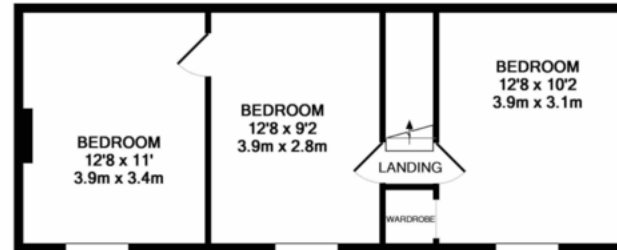
For those who require access to nearby towns, Cavendish is conveniently located near major road networks, providing easy travel to Sudbury, Bury St. Edmunds, and Colchester. Families are well-served with quality educational options, including local primary schools and access to prestigious secondary schools in nearby towns.

Enjoy a range of outdoor pursuits, from scenic walks and bike rides to water-based activities along the River Stour. The area is also known for its equestrian facilities and golf courses. Immerse yourself in the arts and culture at the nearby towns of Long Melford and Lavenham, known for their historic sites, art galleries, and antique shops.





GROUND FLOOR
APPROX. FLOOR
AREA 709 SQ.FT.
(65.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE

Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

SITTING ROOM

12' 5" x 10' 4" (3.78m x 3.15m)

DINING ROOM

23' 1" x 10' 2" (7.04m x 3.1m)

KITCHEN

12' 10" x 9' 10" (3.91m x 3m)

BATHROOM

6' 2" x 5' 10" (1.88m x 1.78m)

BEDROOM

12' 8" x 10' 2" (3.86m x 3.1m)

BEDROOM

12' 8" x 9' 2" (3.86m x 2.79m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Bychoice
ESTATE AGENTS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. B2304



