

Summary

A recently modernised three/four bedroom home located in the highly sought after village of Cavendish. Boasting an ensuite in the master bedroom, sitting room with a built in fire place, kitchen/dining room, study, ground floor w/c, first floor bathroom, private rear garden & garage with off road parking.

Description

Approximate Room Sizes

THE PROPERTY Welcome to this newly refreshed and inviting home, which has recently undergone updates including a new patio, fresh flooring, and tasteful redecoration throughout.

As you enter the welcoming entrance hall, you'll find two convenient storage cupboards, along with doors leading to the sitting room and kitchen. The hallway also provides access to the stairs leading to the first floor and a handy ground-floor WC.

Step into the spacious living room, where a cozy built-in fireplace creates a warm atmosphere. This room benefits from windows that offer both front and rear views, ensuring plenty of natural light.

The modern kitchen is well-equipped with ample storage and workspace, featuring fitted units and appliances. It offers direct access to the parking area through a side door and has plenty of room for dining. The sliding doors open onto the newly laid patio, perfect for outdoor entertaining. Windows to the side and rear flood the kitchen with light, and a further door leads to a versatile study or potential fourth bedroom.

The study, accessible from the kitchen, is a quiet retreat ideal for work or study, and it can easily serve as an additional ground-floor bedroom if needed.

On the first floor, you'll find three generously sized bedrooms, all with views over the rear garden. The main bedroom includes an ensuite shower room for added convenience.

A well-appointed family bathroom is also situated on the first floor, providing easy access for all bedrooms.

The front of the property features ample off-road parking with a paved driveway that also provides access to the garage. The newly laid patio area in the private rear garden, enclosed by wood panel fencing, offers a perfect space for relaxation and outdoor activities.

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.

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 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.

Cavendish, Suffolk, is the ideal location for those seeking a tranquil village lifestyle with a strong sense of community. Don't miss the

chance to make this charming corner of England your new home.

AGENTS NOTE Council & Council Tax Band – Band D - West Suffolk Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

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

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

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

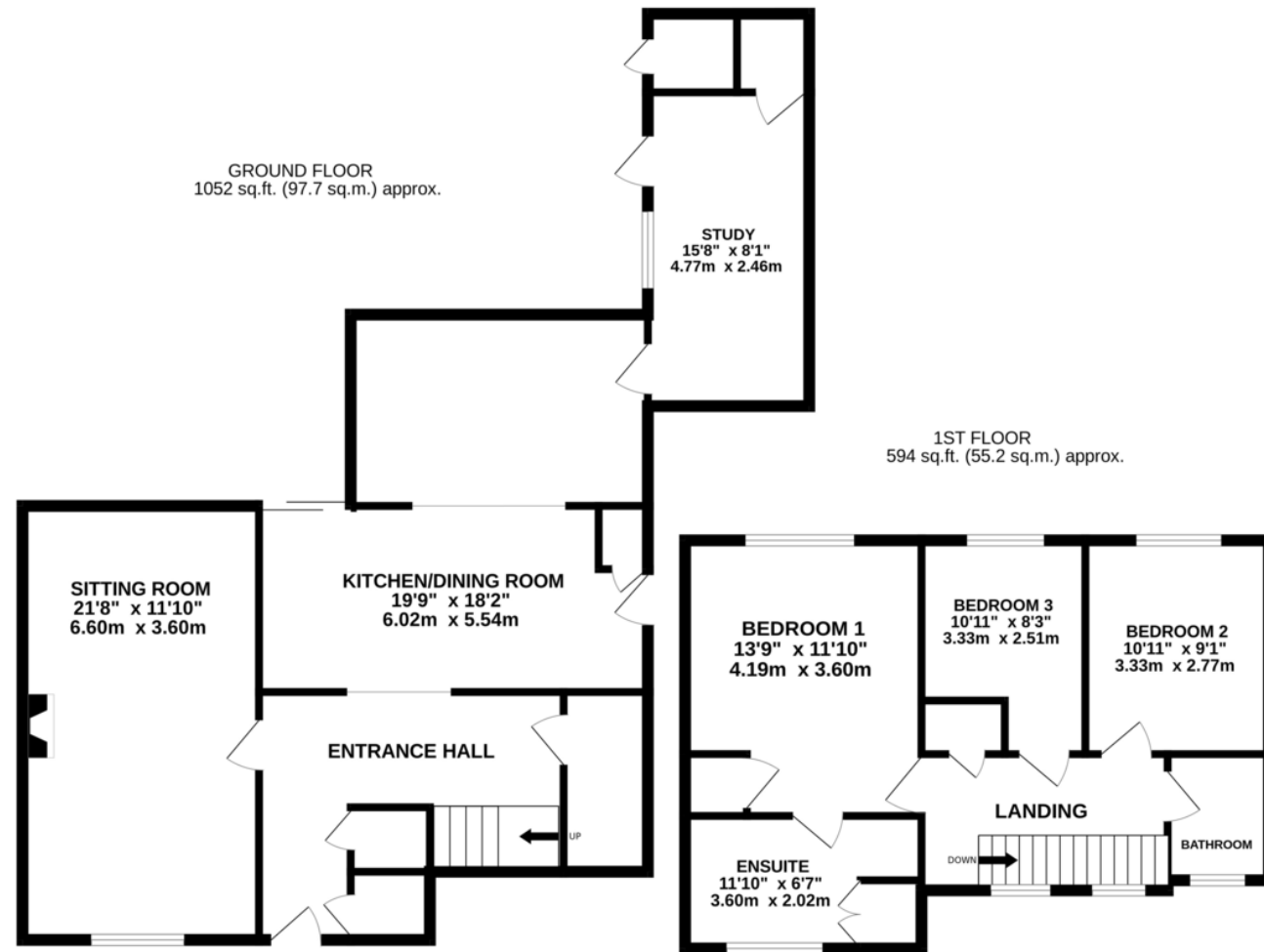
Post Code – CO10 8DA

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Contact Details

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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

Peacocks Close | Cavendish | CO10 8DA

Offers In Excess Of £375,000

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- Three Bedrooms
- Ensuite To The Master Bedroom
- Sitting Room With Fireplace
- Kitchen/Dining Room
- Study Room/Ground Floor Bedroom
- First Floor Bathroom
- Ground Floor W/C