

## Summary

### Approximate Room Sizes

**THE PROPERTY** This charming property offers a blend of comfort and functionality, starting with a spacious study hall that welcomes you into the home. The sitting and dining room area is cleverly divided into two distinct spaces, featuring a beautiful stone fireplace with a coal effect gas fire, and double doors that lead to the terrace and garden, creating a seamless indoor-outdoor flow.

The inner hall provides ample storage space and access to the loft, leading to the light-filled conservatory, perfect for enjoying garden views with direct access to the terrace. The kitchen/breakfast room is a highlight, boasting modern units, integrated appliances, and a large pantry cupboard, all overlooking the lovely garden.

The property offers three well-appointed bedrooms, all with garden views. The master bedroom is particularly impressive, featuring extensive built-in furniture, including full-height wardrobes, side cabinets, and display shelving. The second bedroom also benefits from built-in wardrobes, while the third bedroom includes a convenient shelved linen cupboard.

The family bathroom is equipped with a bath, WC, and wash hand basin, complemented by additional storage. There is also a recently re-fitted shower

room with a large double shower cubicle.

Outside, the property provides parking to the front and side, along with a garage. The low-maintenance rear garden is laid to paving stone and bordered by flowers and shrubs, offering a peaceful retreat.

**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

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 45 Mbps and upload speeds of up to 8 Mbps (Ofcom data)

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

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

Post Code – CO10 8BT

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Garage  
Approximate Floor Area  
137.02 sq. ft.  
(12.73 sq. m)

Ground Floor  
Approximate Floor Area  
1206.74 sq. ft.  
(112.11 sq. m)



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

### Greys Close | Cavendish | CO10 8BT

Offers In Excess Of £465,000

A 3 bedroom detached bungalow in the picturesque village of Cavendish. The property has been recently refurbished to a high standard. It benefits from a beautiful large lounge/diner, a modern kitchen, a family bathroom and a modern shower room. There is parking for several cars and a garage.

- Three Bedrooms
- Large Lounge/Diner
- Modern Fitted Kitchen
- Conservatory
- Bathroom
- Shower Room
- Front & Rear Gardens