



7 Peacocks close,  
Cavendish, Suffolk.

DAVID  
BURR

# 7 PEACOCKS CLOSE, CAVENDISH, SUFFOLK. CO10 8DA

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.

This two-bedroom detached bungalow occupies a corner plot position and has undergone a full programme of renovation works with a newly fitted kitchen and some works to be completed. The property also comes with ample off-road parking, single garage and is offered with NO ONWARD CHAIN.

## Two-bedroom detached bungalow in the pretty village of Cavendish.

**ENTRANCE HALL:** Inviting space with storage cupboard for shoes and coats. Doors leading to:

**KITCHEN/DINING/LIVING ROOM: 27'0 into bay x 12'04** (8.22m x 3.66m) A wonderful light room with large bay window to the front and patio doors onto rear garden and a raised terrace area. The room is divided into two distinct areas with a large breakfast bar with a sitting room area beyond. The kitchen is fitted with a range of matching eye level and base cupboards with a solid wood worktop and an attractive grey tiled splashback. Integrated appliances include one and a half sink with drainer and mixer tap, oven, ceramic hob, extractor, eye level microwave oven, fridge, washing machine and space for a dining table and chairs.

**BEDROOM 1: 11'06 x 10'9** (3.37m x 3.3m) A spacious room with windows to two aspects.

**BEDROOM 2: 9'07 x 8'10** (2.76m x 2.46m) Generous second bedroom with views over the rear garden.

**FAMILY BATHROOM:** Double walk-in shower, WC, wash hand basin and heated towel rail. This room is half finished.

### Outside

An attractive block paved drive with a turning area offers ample **off-road parking** that leads to the garage, the further side gate to the rear garden.

**GARAGE: 20'03 max x 8'03** (6.10m x 2.44m)

**GARDEN:** The large wrap around garden is one of the property's most attractive features being a blank canvas for any prospective buyers, with a generous raised terrace area to the immediate rear of the property and garden store.

**AGENTS NOTE:** This is a repossession sale and as such we may be limited on the information that can be provided for works that have been completed and due to the nature of the sale, we are inviting only cash buyers.

**SERVICES:** Mains water, drainage and electric. Heated by gas fired radiators. **NOTE:** None of these services have been tested by the agent.

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

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

**COUNCIL TAX BAND:** C.

**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.



