



**10 Peacocks Close
Cavendish, Suffolk**

**DAVID
BURR**



10 Peacocks Close, Cavendish, Sudbury, 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's Liverpool Street.

A recently refurbished detached property situated in a quiet location within this sought-after Suffolk village, benefitting from off-road parking for several vehicles and rear gardens.

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Entrance into:

ENTRANCE HALL: An inviting and spacious entrance hall with storage cupboards and stairs rising to the first floor.

SITTING ROOM: A lovely light and spacious reception room of double aspect with views to the front and rear. Feature brick fireplace with electric fire.

KITCHEN: A recently refurbished kitchen comprising a range of wall and base units under laminate worktop with stainless sink inset. Integrated appliances include a Zanussi four ring electric hob, oven, dishwasher and microwave. Space and plumbing for a washing machine, dishwasher and tumble dryer. Space for an American style fridge/freezer. Views to side and rear. French doors lead out to the terrace, offering that perfect Alfresco dining experience.

HOME OFFICE/BEDROOM 4: With views over the rear garden and access door to the rear.

CLOAKROOM: Comprising WC and wash hand basin.

First Floor

LANDING: With airing cupboard and doors leading off.

MASTER BEDROOM: A lovely bright room of double aspect with views to the rear, church steeple and countryside beyond. **En-suite:** With WC, wash basin, storage cupboard and walk-in shower.

BEDROOM 2: A good size double bedroom with views to the rear.

BEDROOM 3: A single room with views to the rear.

FAMILY BATHROOM: Comprising panel bath, WC and pedestal sink unit.

Outside

The property is approached via a brick driveway providing parking for multiple vehicles with the front garden being laid to lawn with flower borders interspersed with mature shrubs. A gated access to the side of the property leads to the rear garden which comprises a newly laid terrace area, ideal for Alfresco entertaining leading onto a lawned area with mature flower beds and garden shed.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

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

COUNCIL TAX BAND: D. £2,139.61 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

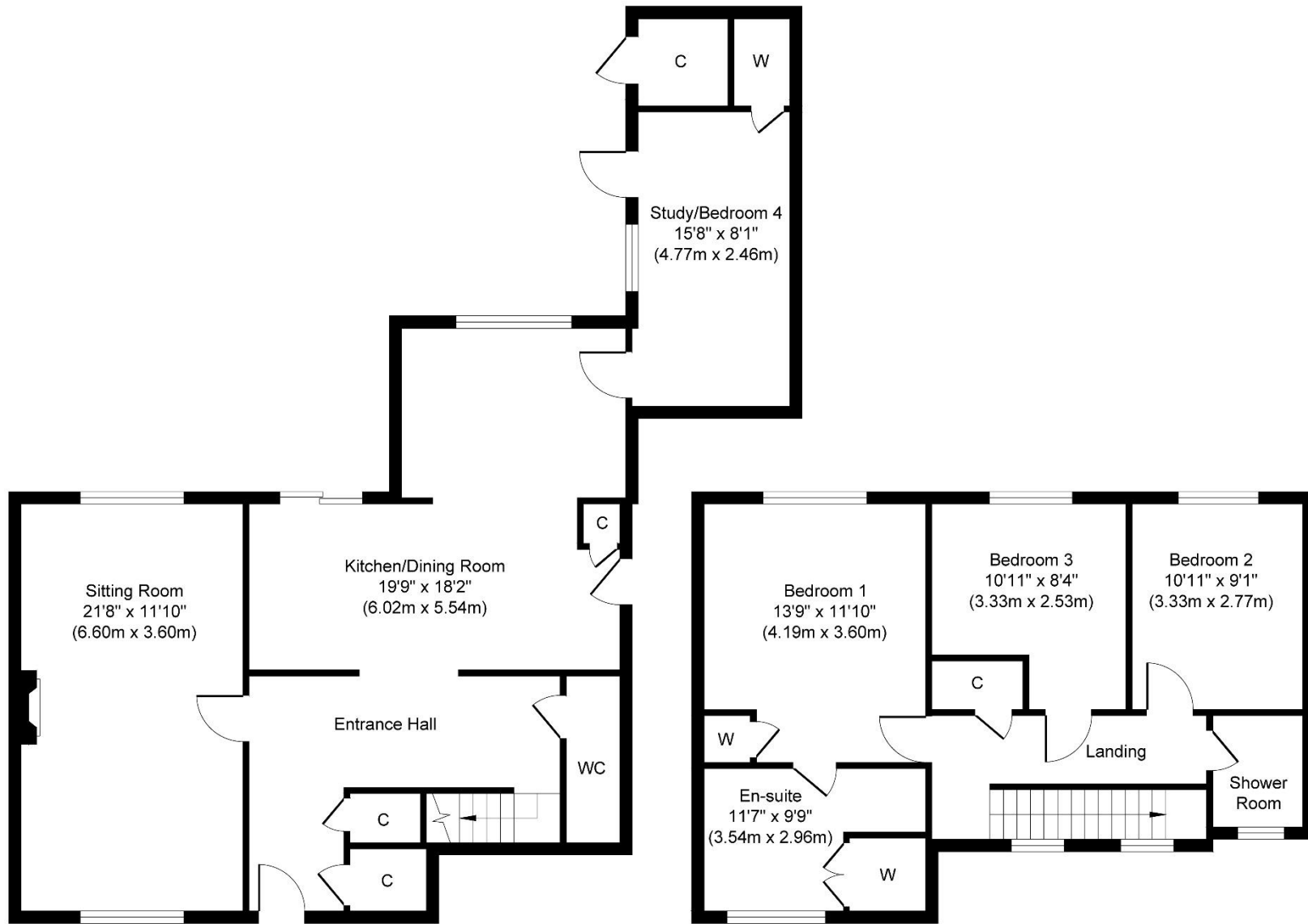
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
934 sq. ft
(86.74 sq. m)

Ground Floor
Approximate Floor Area
610 sq. ft
(56.70 sq. m)

Approx. Gross Internal Floor Area 1022.53 sq. m / 11006 sq. ft

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

