



Frogs Hall Cottage
Cavendish, Suffolk

**DAVID
BURR**



Frogs Hall Cottage, Lower Street, Cavendish, Sudbury, Suffolk CO10 8AF

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 charming and light two/three bedroom character cottage situated within walking distance of the village amenities in this sought after Suffolk village with off-road parking for several vehicles and garden.

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Entrance via Porch with oak flooring into:

SITTING ROOM: A charming reception room with oak flooring, outlook to the front, electric log burning stove set upon a slate hearth with wooden mantel, staircase leading to the first floor and door to:

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with Butler sink inset. Integrated appliances include an electric Aga with dual hotplates, dishwasher and plenty of space for a dining table and chairs, tiled flooring and door to:

UTILITY ROOM: With further wall units and space and plumbing for undercounter freezer and washing machine under worktop, cupboard housing the boiler, tiled flooring and door leading outside.

DINING ROOM/BEDROOM 3: Located off the **Sitting Room**. A versatile space that can be utilised as a **Snug/Dining Room** or optional third bedroom which could be re-purposed with a door created into the **Utility Room** which is also plenty big enough to create a shower room which would make the ground floor self-contained accommodation.

First Floor

LANDING: With access to the roof, storage cupboard and rooms off:

BEDROOM 1: A spacious double bedroom of dual aspect with built-in wardrobes.

BEDROOM 2: A further light double bedroom with built-in wardrobes.

FAMILY BATHROOM: Comprising panel bath, separate tiled shower cubicle, vanity sink unit, WC and outlook to the rear. Extensively tiled flooring and part-panelled walls.

Outside

The property is approached via a driveway providing parking for several vehicles and an area of raised flowerbeds to the left-hand side of the front and a gated access leads round to the rear, with an extensively paved dining terrace, raised flower beds and plenty of space for a storage 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.

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

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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: Timber frame with later extensions.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

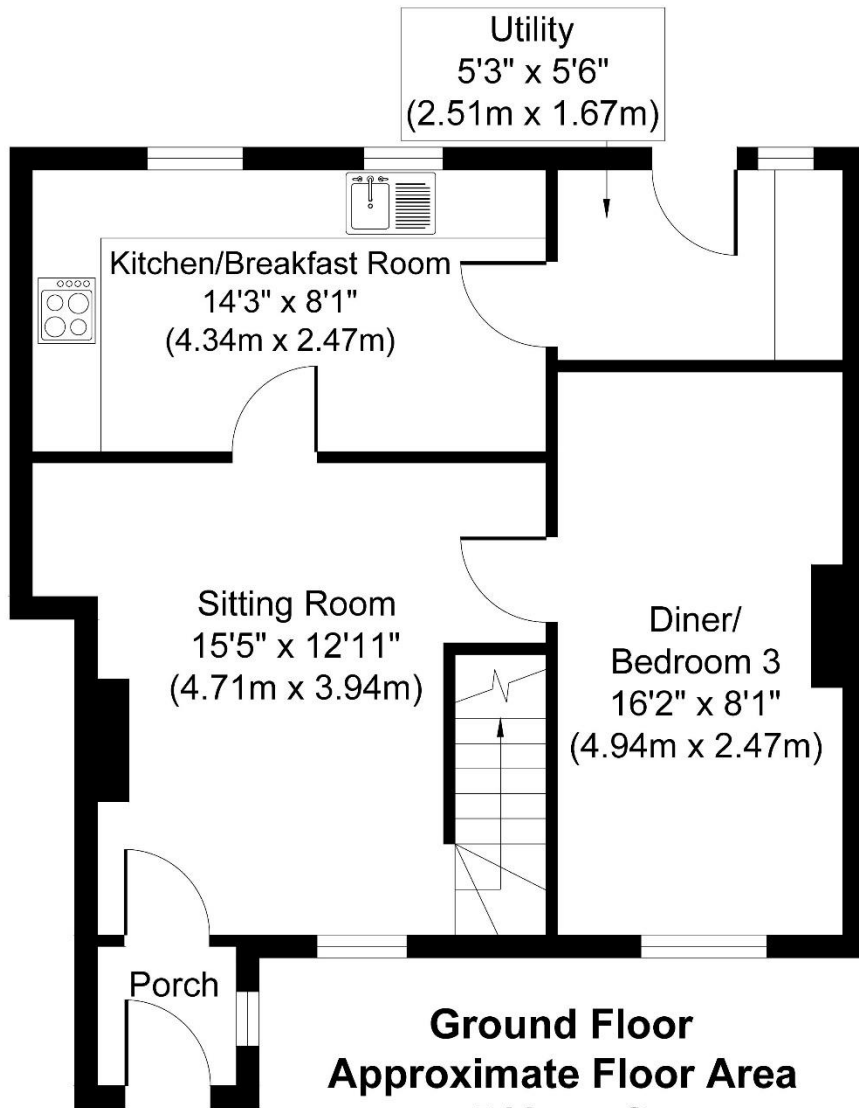
FLOOD RISK: No history of grounds flooding.

COALFIELD OR MINING AREA: None.

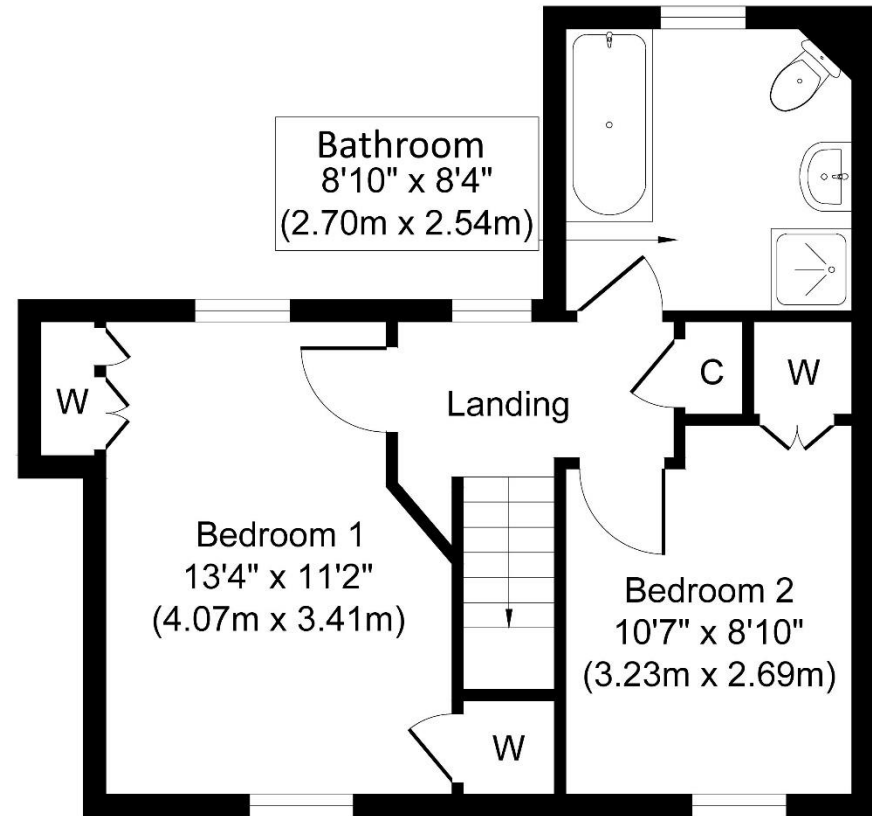
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
513 sq. ft
(47.69 sq. m)



First Floor
Approximate Floor Area
367 sq. ft
(34.13 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. 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.

