



**Wheelwrights**  
**Cavendish, Suffolk**

**DAVID**  
**BURR**







# Wheelwrights, High Street, Cavendish, Sudbury, Suffolk CO10 8AS

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 spacious largely renovated Grade II listed character cottage situated within one of Suffolk's finest villages within walking distance of the amenities. The property enjoys off-road parking, charming gardens and offers the scope for further improvement.

## A charming and spacious Grade II listed character cottage within walking distance of the amenities with off-road parking, charming gardens and scope for further improvement.

Entrance into:

**KITCHEN/BREAKFAST ROOM:** Recently refitted comprising a range of wall and base units under quartz worktop with Butler sink inset. Integrated appliances include a range-style cooker, dishwasher, freestanding fridge, tiled flooring with under floor heating, space for breakfast bar, outlook to the gardens and doors through to the:

**DINING ROOM:** A generous reception room with outlook to front. Oak flooring, staircase leading to the first floor and plenty of space for dining table and chairs. Central chimney breast with a back to back log burning stove and an opening leading through to the:

**SITTING ROOM:** With exposed beams and outlook to the front.

**GARDEN/PLAY ROOM:** Rear lobby with utility cupboard housing the washing machine.

**CLOAKROOM:** With WC and wash hand basin and opening leading through to the:

**GARDEN/PLAY ROOM:** A versatile space enjoying French doors leading to the terrace, currently utilised as a play room but would also serve as a garden room. Door to:

**BOOT ROOM:** A versatile storage/utility space, ideal as a storage/boot room that would accommodate pets and a tumble drier.

### First Floor

**LANDING:** With airing cupboard and rooms off.

**MASTER BEDROOM:** A spacious bedroom with built-in wardrobe, exposed beams and door to:

**BEDROOM 2:** Double bedroom with exposed beams.

**BEDROOM 3:** Currently used as a dressing room but would make a good nursery/additional bedroom.

**FAMILY BATHROOM:** Recently refitted and comprising panelled bath with shower over, pedestal sink, WC and heated towel rail. Extensively tiled walls and floors.

### Outside

The property enjoys off-road parking, gates lead through to the garden with extensively paved dining terrace, set adjacent an area of raised lawn retained with sleepers and mature trees and planting, interspersed several seating areas including a decked dining terrace and a further terrace under pergola. Plenty of space for a storage shed.

# Wheelwrights, High Street, Cavendish, Sudbury, Suffolk CO10 8AS

**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 TBC. 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:** Woodframe.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 56 mbps download, up to 12 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.

**THATCH INFORMATION:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None.

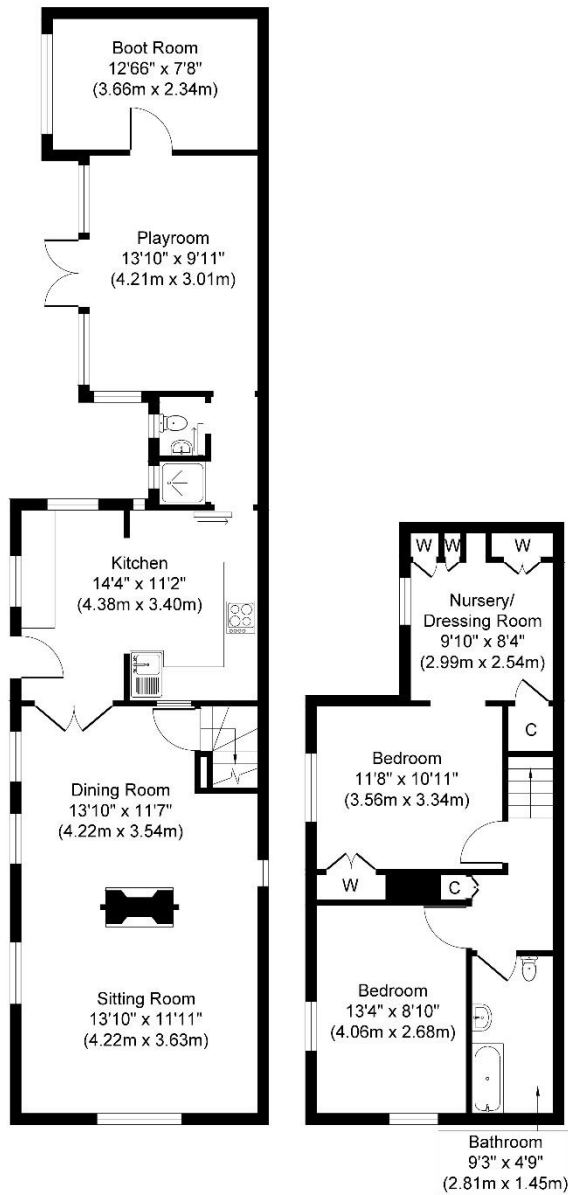
**FLOOD RISK:** None known.

**COALFIELD OR MINING AREA:** None.

**ACCESSABILITY ADAPTIONS:** None.

**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.



**Ground Floor**  
**Approximate Floor Area**  
**761 sq. ft**  
**(70.66 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**415 sq. ft**  
**(38.52 sq. m)**



