



Almore House
High Street, Cavendish, Suffolk

DAVID
BURR

Almore House, High Street, Cavendish, Sudbury, Suffolk CO10 8AZ

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.

This attractive double fronted cottage is situated in the heart of the village convenient for local amenities. The property sits just a stone's throw from the village green and nearby amenities and offers many charming period features complimented by modern finishes with an enclosed rear garden and useful outbuilding to the rear.

A charming period Grade II listed cottage in the heart of one of the area's most sought after villages.

Entrance into;

ENTRANCE HALL With stairs rising to the first floor with a cupboard under.

SITTING ROOM A charming room featuring an attractive brick fireplace with wood burning stove and exposed timbers.

DINING ROOM Another charming room with exposed brick fireplace with wood burning stove, shelved alcove and exposed timbers.

KITCHEN/BREAKFAST ROOM Tastefully fitted with a range of units under wooden worktops with a 1½ bowl sink and drainer inset. Appliances include a Siemens oven, 4 ring Neff hob, integrated dishwasher, space for a fridge freezer, pantry cupboard, breakfast bar, exposed timbers and door leading to the garden.

INNER LOBBY With storage cupboard and plumbing for a washing machine.

SHOWER ROOM: Stylishly fitted with a modern suite comprising a WC, wash basin, tiled shower cubicle and heated towel rail.

First Floor

LANDING Having storage in the eaves.

BEDROOM 1 A lovely light room with exposed beams and outlook to the front.

BEDROOM 2 A spacious double room with exposed beams and outlook to the front.

BEDROOM 3 Also with exposed timbers and outlook to the front.

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Outside

The property sits well back from the High Street with parking available to the front. Pedestrian access leads to the rear enclosed garden which is predominantly paved with mature borders creating an ideal al fresco dining area with a brick outbuilding to the rear lending itself to a variety of uses.

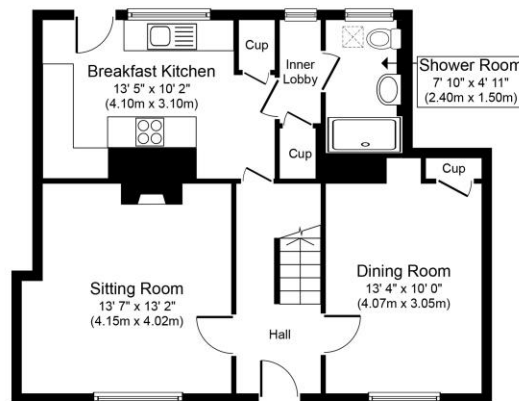
EPC Rating: E

SERVICES Main drainage, water and electricity. Gas fired heating.

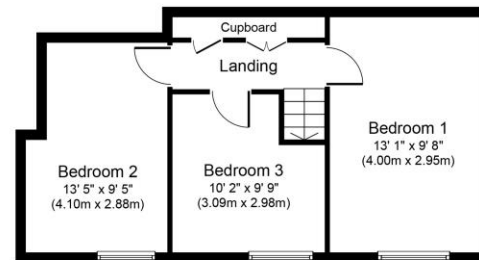
NOTE None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council.

VIEWING Strictly by prior appointment only through DAVID BURR.



Ground Floor
Approximate Floor Area
635 sq. ft.
(59.0 sq. m.)



First Floor
Approximate Floor Area
420 sq. ft.
(39.0 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. 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.

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