

DAVID
BURR



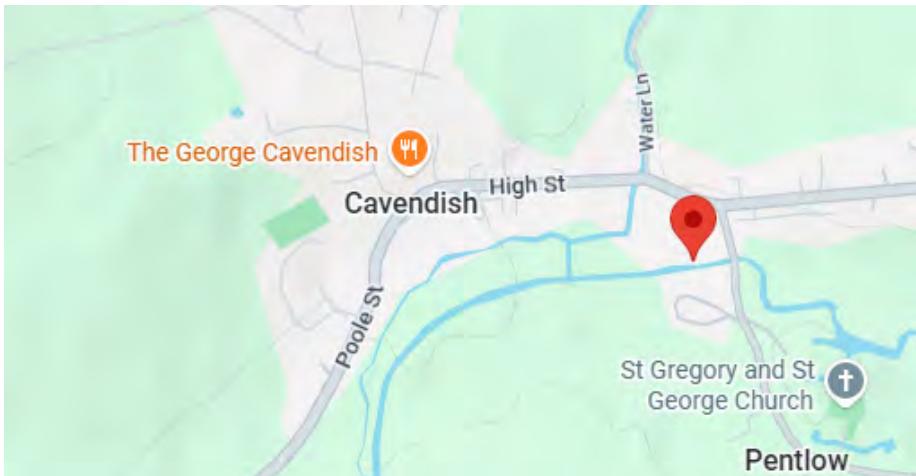
1 Lower Street

Cavendish, Suffolk

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Cavendish, Suffolk CO10 8AG

A charming two bedroom period cottage situated in this sought after village location, offering a range of original charming character features including Victorian fireplaces, quarry tiled flooring and sash windows, whilst enjoying modern kitchens and bathrooms.



- Charming two bedroom period cottage
- Situated in a sought after village location
- Original character features whilst enjoying modern luxuries
- Rear gardens

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INTERIOR

Entrance into SITTING ROOM a charming reception room with sash window to the front aspect, Victorian cast iron fireplace, opening through to the BREAKFAST ROOM with staircase leading to the first floor with storage cupboard beneath. Plenty of space for dining table and chairs. Sash window overlooking the rear courtyard and door leading out, range of wall and base units under worktop with integrated fridge/freezer, quarry tiled flooring and an opening through to the KITCHEN which was part of a single-storey rear extension, including a range of further base units under worktop with a 1.5 bowl sink inset. Integrated appliances include a slimline dishwasher, electric oven and hob, extensively tiled walls and quarry tiled flooring, boiler cupboard, roof window and views across the courtyard.

FIRST FLOOR

LANDING with views across the rear, large storage cupboard and doors leading to two generous double bedrooms, both with sash windows. The Master Bedroom includes a cast iron Victorian fireplace and an En-Suite comprising a tiled shower cubicle, WC, pedestal sink unit and heated towel rail. Tiled flooring. Access to the attic. Whilst Bedroom 2 features a sash window overlooking the front and an En-Suite comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail and tiled floor.

EXTERIOR

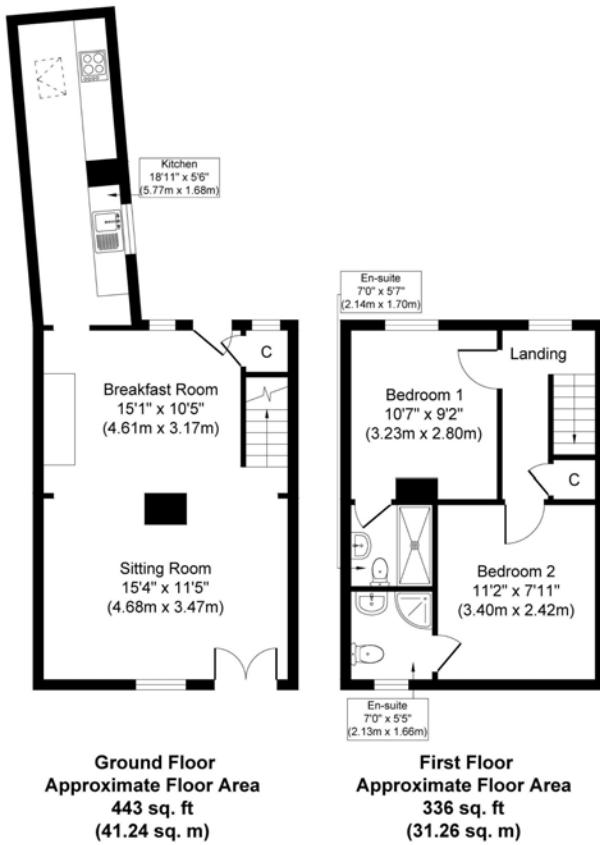
To the rear the property enjoys a courtyard garden with plenty of space for a dining table and chairs, enclosed rose beds and an outbuilding which is currently utilised as utility space with space and plumbing for a washing machine and tumble dryer.



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Floorplan



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.

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Cavendish, Suffolk

Cavendish is one of the prettiest villages in Suffolk. Its 100 year-old village green is at the heart of the village. Amenities include parish church, pre-school, primary school, shops, cafe, two public houses and Spa/Health club. The village is surrounded by wonderful countryside and walks. A wider range of facilities can be found at nearby Clare (2 miles). The market town of Sudbury with its commuter link to London Liverpool Street is about 6 miles away and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 14 miles. Stansted airport is a 45 mins drive.



Material Information

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

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

COUNCIL TAX BAND: C. £1,993.78 per annum.

PROPERTY POSTCODE: CO10 8AG.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY 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.



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