

£425,000

Greys Close, Cavendish





## THE PROPERTY

This charming home offers both comfort and functionality, beginning with a spacious study hall. The sitting and dining areas are cleverly divided, with a striking stone fireplace and double doors leading to the terrace and garden, creating a natural indoor-outdoor flow.

An inner hall provides loft access and storage, leading to a bright conservatory with direct garden access. The kitchen/breakfast room features modern units, integrated appliances, and a large pantry, all overlooking the garden.

There are three well-proportioned bedrooms, all with garden views. The master bedroom includes extensive built-in wardrobes and shelving. Bedroom two also benefits from fitted storage, while bedroom three has a handy linen cupboard.

The main bathroom includes a bath, WC, and basin with storage, while a recently re-fitted shower room offers a spacious double shower.

Outside, the property includes parking to the front and side, a garage, and a low-maintenance garden with flower and shrub borders.

## THE LOCATION

Set in the scenic Suffolk village of Cavendish, this property enjoys the charm of English rural life with modern amenities. The village features a shop, pub, primary school, and an active local community.

Nearby Clare adds further appeal with its priory, castle, park, and independent shops. Excellent road links connect you to Sudbury, Bury St Edmunds, and Colchester. Outdoor enthusiasts can enjoy riverside walks, cycling, golf, and equestrian facilities.

Cavendish is ideal for those seeking a peaceful setting with a strong sense of community.





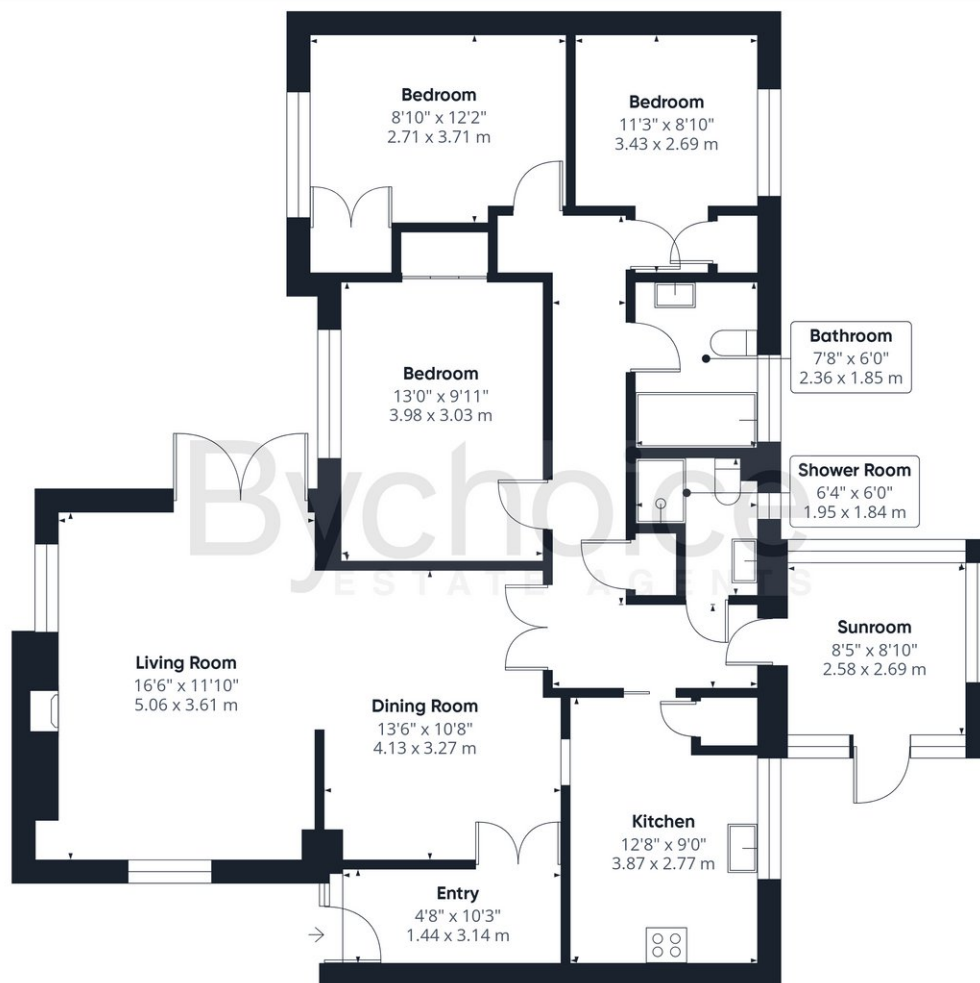












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Approximate total area<sup>(1)</sup>  
1133 ft<sup>2</sup>  
105.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## AGENTS NOTE

Council & Council Tax Band – Band E - West Suffolk Council

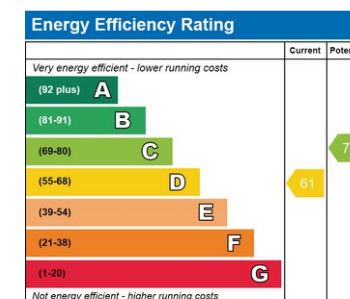
Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with downloads speeds of up to 45 Mbps and upload speeds of up to 8 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outside with EE, Three, O2 & Vodafone. (Ofcom data)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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