

welcome to

The Green, Cavendish, Sudbury

Situated in the heart of this highly regarded village is this beautiful period three bedroom home that offers spacious accommodation across three floors, originally a 16th Century manor house that is now three individual homes overlooking the village green. NO ONWARD CHAIN













Lounge

19' 1" x 11' 9" ($5.82m \times 3.58m$) Entrance door to front aspect. Two sash windows to front aspect. Open brick fireplace, two radiators, wooden panelling.

Dining Room

12' 5" max x 10' 6" (3.78m max x 3.20m) Exposed brick flooring. Brick fireplace with fitted cupboard and storage to the breast. Stairs rising to first floor, two radiators, opening onto:-

Kitchen

9' 6" x 5' 7" (2.90m x 1.70m)

Small velux window. Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob with extractor over.

Shower Room

Window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Access to cellar. Radiator.

Landing

Window to rear aspect. Stair rising from dining room. Airing cupboard. Door with stairs leading to bedroom three.

Bedroom One

12' 8" x 12' 2" (3.86m x 3.71m) Sash window to front aspect with views over the green. Built in wardrobe, radiator, feature fireplace, radiator.

Ensuite

Sash window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

Bedroom Two

12' 2" x 8' (3.71m x 2.44m) Window to rear aspect. Built in wardrobe, radiator.

Bedroom Three

19' 9" x 13' 6" max (6.02m x 4.11m max) Some restricted height. Lead light window to front aspect. Large walk in wardrobes with radiator and plumbing set up for an ensuite. Two radiators.

Rear Garden

The low maintenance rear garden is mainly laid to paving and has a fish pond. Access gate, and right of way access.

Cellar

Not inspected but could make a useful storage area or potentially be good for conversion.





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The Green, Cavendish, Sudbury

- Grade II listed
- Three bedrooms
- Spacious lounge
- Kitchen/diner
- Ground floor shower room and first floor bathroom

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£350,000





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Property Ref: SUD108851 - 0016 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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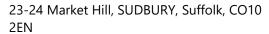
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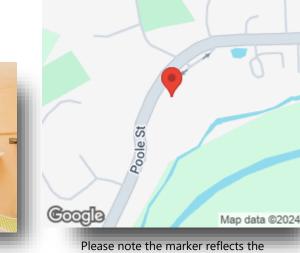


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