





# welcome to

# **Poole Street, Cavendish Sudbury**

Set in a prominent yet private setting within the highly regarded village of Cavendish is this character home that started life as three cottages. The property has been converted to give flexible and deceptively spacious accommodation and is enhanced with ample parking and beautiful private garden.













#### **Entrance Porch**

Double glazed door to front aspect and windows to three aspects.

### **Dining Room**

14' 2" x 12' 5" max ( 4.32m x 3.78m max )

Double glazed window to side aspect. Brick inglenook fireplace, exposed timbers, radiator. Door to one side of the stair well. Door leading to lounge and:-

## Study

9' 5" x 7' 1" ( 2.87m x 2.16m )

Double glazed window to front aspect. Exposed timbers, built in wardrobe, radiator.

### Lounge

21' max x 12' 4" ( 6.40m max x 3.76m )

Double glazed windows to rear and side aspects. Brick inglenook fireplace with inset burner. Stairs leading to second stairwell. Radiator.

#### **Rear Hall**

Door leading to kitchen and rear lobby.

#### Kitchen

12' 4" x 8' 11" ( 3.76m x 2.72m )

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink with mixer tap and drinking water tap set into wooden worktop. Integral double oven and hob. Water softener, space for appliances, radiator.

## **Rear Lobby**

Windows to two aspects. Door leading to garden and ground floor cloakroom. Radiator..

### Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

### **Landing One**

Accessed from stairwell. Double glazed window to rear aspect. Door leading to:-

## **Landing Two**

Accessed from dining room stairwell. Double glazed window to front aspect. Radiator. Doors leading to bathroom and bedroom three.

#### **Bedroom One**

13' 2" x 10' 2" ( 4.01m x 3.10m )

Double glazed windows to front and rear aspects. Radiator.

#### **Shower Room**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

#### **Ensuite**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

#### **Bedroom Two**

12' 11" x 10' 1" ( 3.94m x 3.07m )

Double glazed window to side aspect. Feature fireplace, cupboard housing central heating boiler. Doorway leading to inner hall and stars to bedroom three.

#### **Bedroom Three**

12' 7" x 10' 2" ( 3.84m x 3.10m )

Double glazed window to side aspect. Radiator.

### **Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath. Radiator.

#### Garden

The beautiful cottage style garden commences with a patio terrace with a step up to a lawned area. Mature shrubs and plants to borders.





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# **Poole Street, Cavendish Sudbury**

- Highly regarded village setting
- Large driveway opposite the property
- Two bathrooms upstairs & ground floor W.C
- Private and well maintained gardens
- Charming spacious flint cottage

Tenure: Freehold EPC Rating: D

offers in the region of

£430,000









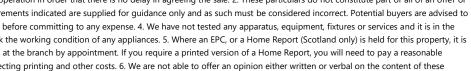
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01787 379372



william h brown

Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.