



Poole Street, Cavendish, Sudbury CO10 8BD

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 stairs 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

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD109627 - 0006

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