



Lower Street, Cavendish, Sudbury CO10 8AF



welcome to

Lower Street, Cavendish, Sudbury

Set in one of the areas most requested villages is this extremely well presented two double bedroom semi detached home. The property has been transformed by the current owners, offers two spacious reception rooms and a kitchen/breakfast room & is enhanced with off road parking & a private garden.



Entrance Hall

Timber door to front aspect with windows to both sides. Door leading to:-

Dining Room

15' 6" max x 13' 4" (4.72m max x 4.06m)

Double glazed window to front aspect. Stairs rising to first floor, fireplace, radiator. Door leading to kitchen and:-

Lounge

16' 2" x 8' 2" (4.93m x 2.49m)

Double glazed window to front aspect. Fireplace, radiator.

Kitchen

15' 4" x 8' 2" (4.67m x 2.49m)

Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink with mixer tap set into wooden worktop. Space for range style cooker. integral dishwasher. Radiator. Door leading to:-

Utility Room

8' 3" x 5' 5" (2.51m x 1.65m)

Double glazed door leading to garden and double glazed window to rear aspect. Fitted with wall and base units. Combination boiler (installed in February 2021 and with a five year guarantee). Radiator.

Landing

Double glazed window to rear aspect. Storage cupboard, radiator.

Bedroom One

13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed windows to front and rear aspects. Storage cupboard and built in wardrobes. Radiator.

Bedroom Two

10' 7" x 8' 10" (3.23m x 2.69m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

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

Garden

The low maintenance garden has a number of paved seating areas with raised beds. shed to remain. Side gate access.



view this property online williamhbrown.co.uk/Property/SUD110280



welcome to

Lower Street, Cavendish, Sudbury

- Ample off road parking
- Highly regarded village location
- Two spacious reception rooms
- Kitchen/breakfast room and utility room
- First floor bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110280



Property Ref:
SUD110280 - 0002

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.

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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk