



**Kia Lami**  
**Cavendish, Suffolk**

**DAVID**  
**BURR**







# Kia Lami, Peacocks Road, Cavendish, Suffolk CO10 8BY

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A four bedroom detached property situated on a quiet lane within walking distance of the village amenities, enjoying off-road parking, garage and generous rear gardens. The property is in need of some cosmetic renovation and could be altered and extended (subject to the necessary planning consents).

## A four bedroom detached property situated within a quiet lane enjoying off-road parking, garage and generous rear gardens.

Entrance into:

**HALLWAY:** With picture window to the front, staircase leading to the first floor, hidden safe and rooms off:

**SITTING ROOM:** A generous reception room with outlook to the front and opening to the:

**DINING ROOM:** With a door leading to the:

**SUN ROOM:** Window to the rear, serving hatch and opening to the:

**KITCHEN:** Fitted with a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include electric oven and four ring hob, whilst there is space for an undercounter fridge and washing machine. Water softener and recently installed boiler and door opening to the:

**REAR LOBBY:** With doors leading to the front and rear gardens. Covered area with access and personal door to the garage.

**CLOAKROOM:** With WC and wash hand basin.

### First Floor

**LANDING:** With access to the roof space and rooms off.

**BEDROOM 1:** With dual outlook to the rear.

**BEDROOM 2:** A further double bedroom with outlook to the rear.

**BEDROOM 3:** With outlook to the front.

**BEDROOM 4:** A further double bedroom with outlook to the rear.

**FAMILY BATHROOM:** Comprising a panelled bath with shower over, pedestal sink unit, WC, extensively tiled walls and airing cupboard.

### Outside

The property approached via a driveway providing parking and turning for multiple vehicles in-turn leading to the **GARAGE** with light and power connected. The front gardens feature an area of traditional lawn which could provide further parking should it be required. The rear gardens feature an extensively paved dining terrace, set adjacent an area of traditional lawn interspersed with a range of mature trees, shrubs, flower beds and border with a covered area providing access to the garage.

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**SERVICES:** Main water and drainage. Main electricity connected. Gas-fired heating to radiators. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band TBC. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** Band E. £2,615.08 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

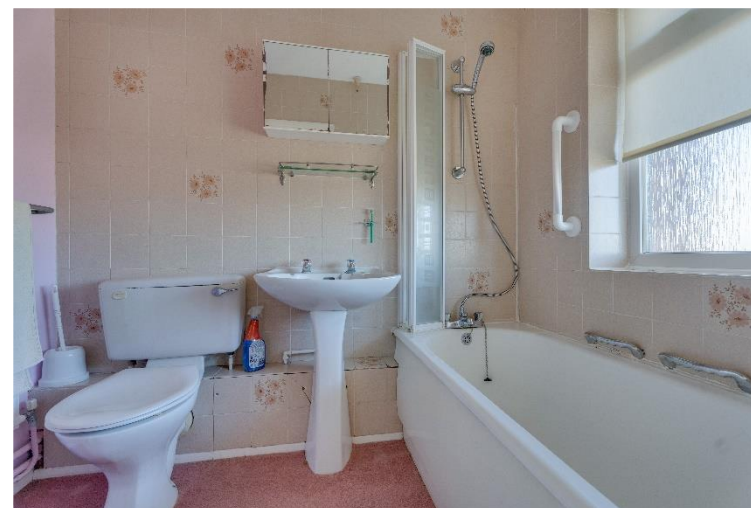
**FLOOD RISK:** None known.

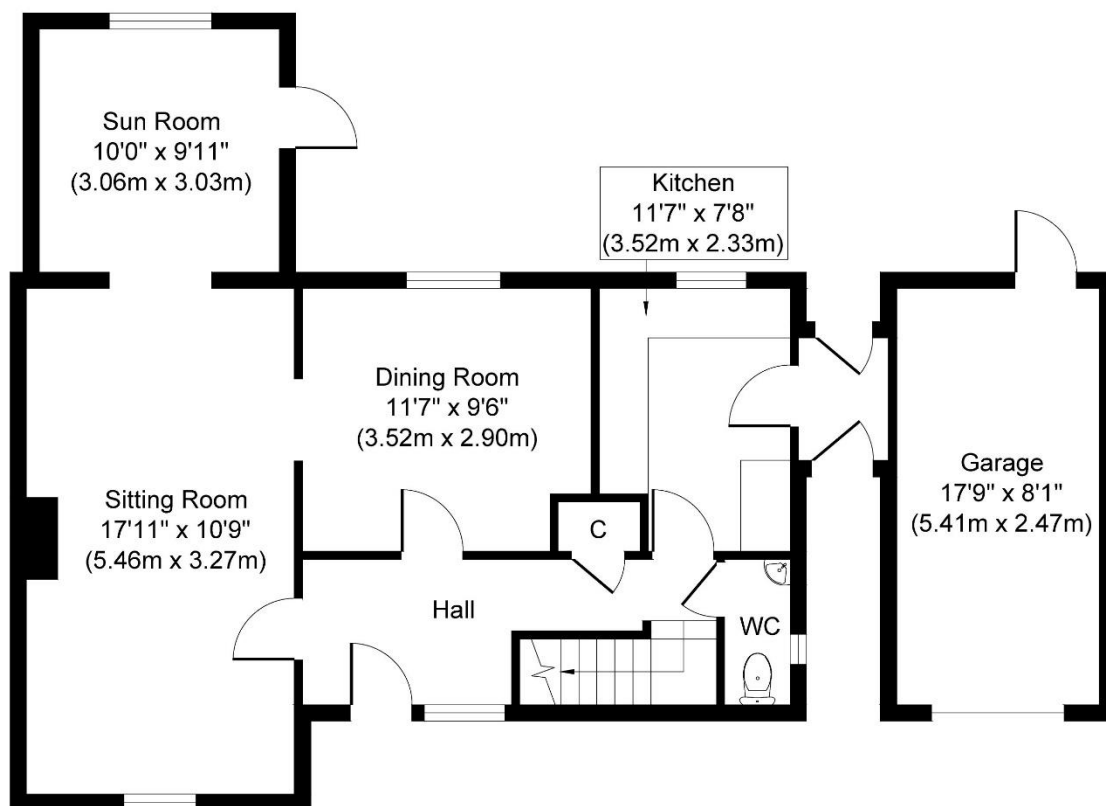
**COALFIELD OR MINING AREA:** None.

**ACCESSABILITY ADAPTIONS:** None.

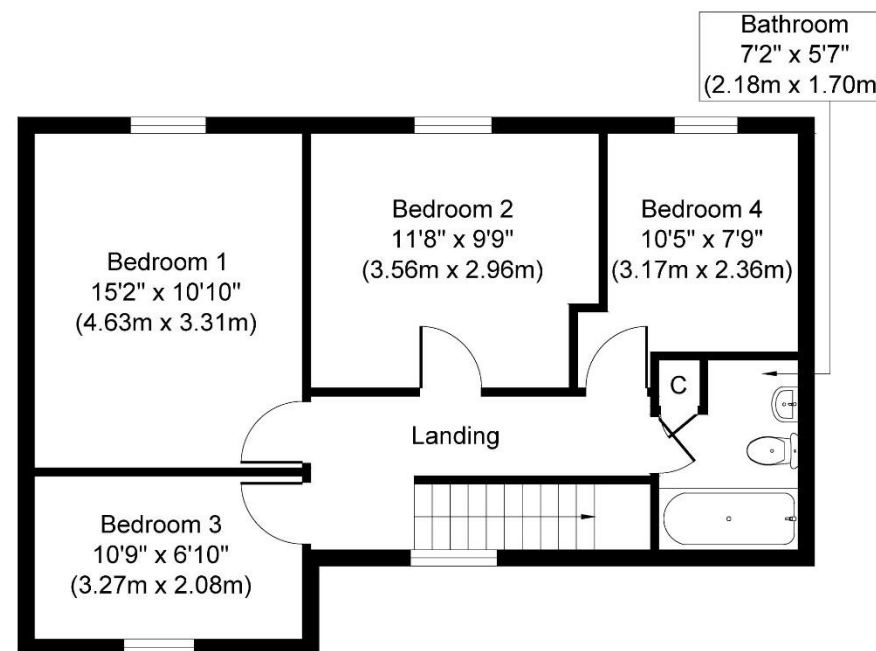
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**802 sq. ft**  
**(74.53 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**547 sq. ft**  
**(50.81 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



