



55 Peacocks Close
Cavendish, Suffolk

55 Peacocks Close, Cavendish, Sudbury, Suffolk CO10 8DA

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's Liverpool Street.

This spacious and well-presented 4 bedroom detached property is situated in a quiet cul-de-sac location within this sought after Suffolk village and sits within a large plot with wrap around gardens. The property overlooks a pretty greensward and is within walking distance of schooling, children's play facilities, 2 public houses and the village community store.

A spacious detached property situated on a large corner plot in a sought after village.

Entrance into:

ENTRANCE HALL With engineered hardwood flooring, stairs to first floor and storage cupboard.

SITTING ROOM A spacious double aspect room with engineered hardwood flooring and featuring a wood burning stove set upon a stone hearth.

KITCHEN/DINER Fitted with a range of wall and base units under worktops with a Franke composite sink. Newly fitted AEG oven, space for fridge freezer, space and plumbing for a washing machine and dishwasher. French doors leading to the terrace.

CLOAKROOM WC, wash basin and karndean flooring.

First Floor

LANDING A light area with airing cupboard and access to the roof space.

BEDROOM 1 A spacious double room with mirrored wardrobes and outlook to the rear aspect.

BEDROOM 2 A spacious double room with outlook to the rear aspect.

BEDROOM 3 Another double room with outlook to front aspect.

BEDROOM 4 With outlook to the rear aspect.

BATHROOM Recently refitted and stylishly presented with a WC, tiled bath with shower attachment over, vanity sink unit, heated towel rail and extensively tiled walls.

Outside

The property is approached via a large front garden retained with post and rail fencing and a hedge row with a large expanse of traditional lawn featuring a mature pear tree with a pathway leading to the front door. The front garden features a decked area with two storage sheds with power and lighting.

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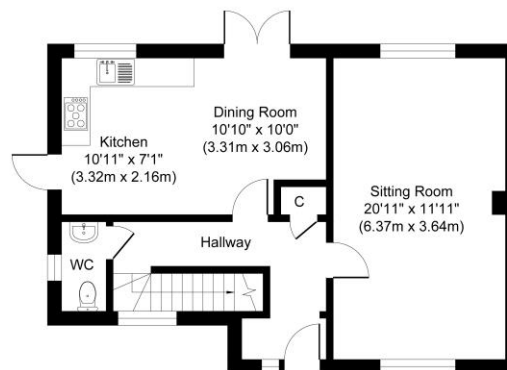
Gates lead to the extensive side garden to the right hand side of the property with a bespoke iroko-clad double-glazed garden room from Baker & Baker with lighting, power and air-con. There are raised vegetable beds and further fledgling trees leading through to the rear of the property which features a substantial decked dining terrace enjoying a southerly aspect ideal for al fresco entertaining, surrounded by low maintenance shrub borders with a store area and a charming enclosed additional dining area. Gated access leads to the rear parking area and the former single garage which has been converted to create an additional **studio/home office**.

EPC Rating: E

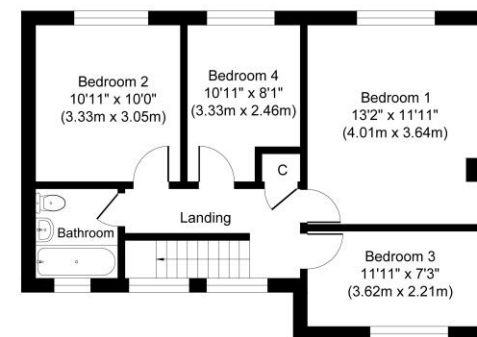
SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council.

VIEWING Strictly by prior appointment only through David Burr.



Ground Floor
Approximate Floor Area
606 sq. ft
(56.30 sq. m)



First Floor
Approximate Floor Area
586 sq. ft
(54.40 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.

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