

DAVID
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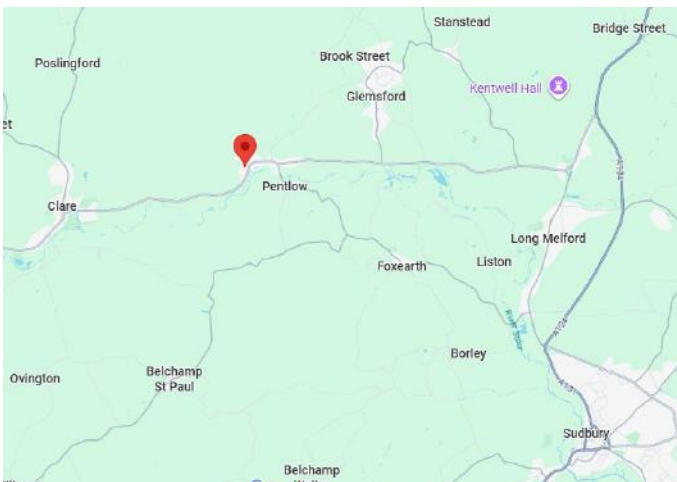


19 Greys Close
Cavendish, Suffolk

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Cavendish, Suffolk

This stylish, beautifully presented and well extended four bedroom detached family home is situated in a quiet village location, backing onto and with direct access to the village green in this sought after Suffolk village. The property enjoys versatile living accommodation, a range of outbuildings and a prominent position on the village green with stunning views.

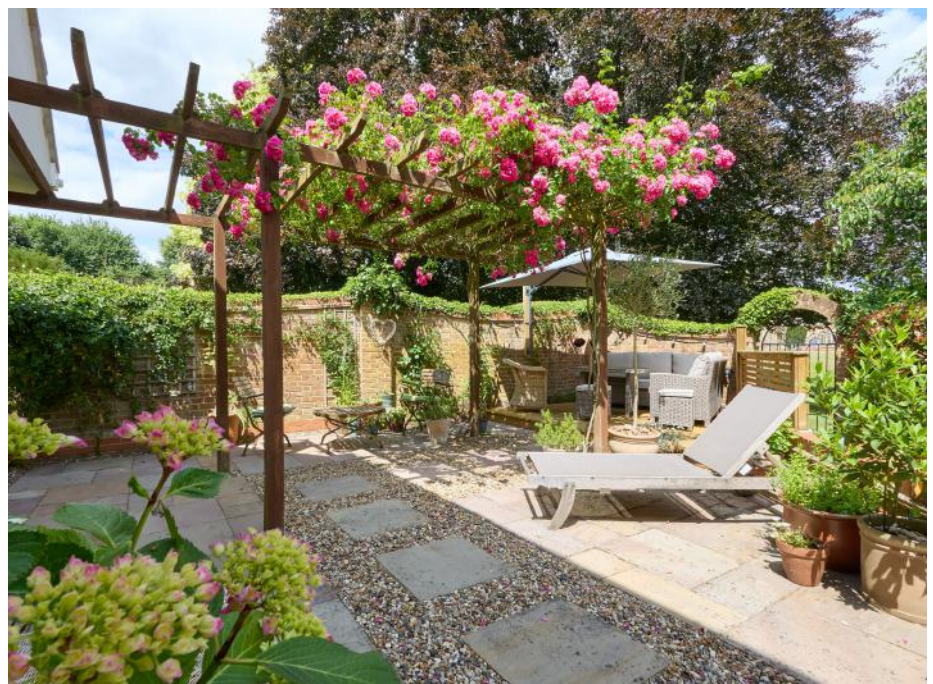


- Open plan, modern shaker-style kitchen with vaulted breakfast room and log burning stove
- Split-level sitting and dining area with log burning stove
- Separate study, snug/music and garden rooms
- Double garage with automatic roller-shutter door, double glazed windows, connected with power, lighting and water
- Landscaped gardens, tool shed and log store
- Solar panels and EV charger
- Light and airy accommodation throughout
- Fitted alarm system

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INTERIOR

The property is accessed via a generous HALLWAY with a staircase leading to the first floor with storage beneath and coat/shoe area. Off the HALLWAY is the snug/music room, and ground floor WC. The stunning open-style KITCHEN/BREAKFAST ROOM is fitted with a range of shaker-style wall and base units with under work top sink overlooking the village green. All appliances are NEFF integrated with 'Corian' worktops with matching upstands. 'Karndean' flooring throughout. Walk-in pantry with window. Leading to the Breakfast room which is partly vaulted with 'Velux' windows, log burning stove with French doors leading to the 'mediterranean style' rear walled terrace with pergola and views across the village green. From the HALLWAY, the DINING ROOM with French doors leading to a balcony-style patio seating area with views across the village green. Steps from the dining room lead down to a generous SITTING ROOM with herringbone oak parquet flooring and log burning stove offers a split level bright open space. Doors lead from sitting room to the GARDEN ROOM and STUDY with storage.



FIRST FLOOR

Comprising FOUR generous double BEDROOMS, one with en-suite shower room and dressing area, one with en-suite jacuzzi bath and shower room and a further FAMILY SHOWER ROOM. All rooms enjoy an abundance of storage with built in wardrobes. Airing cupboard.

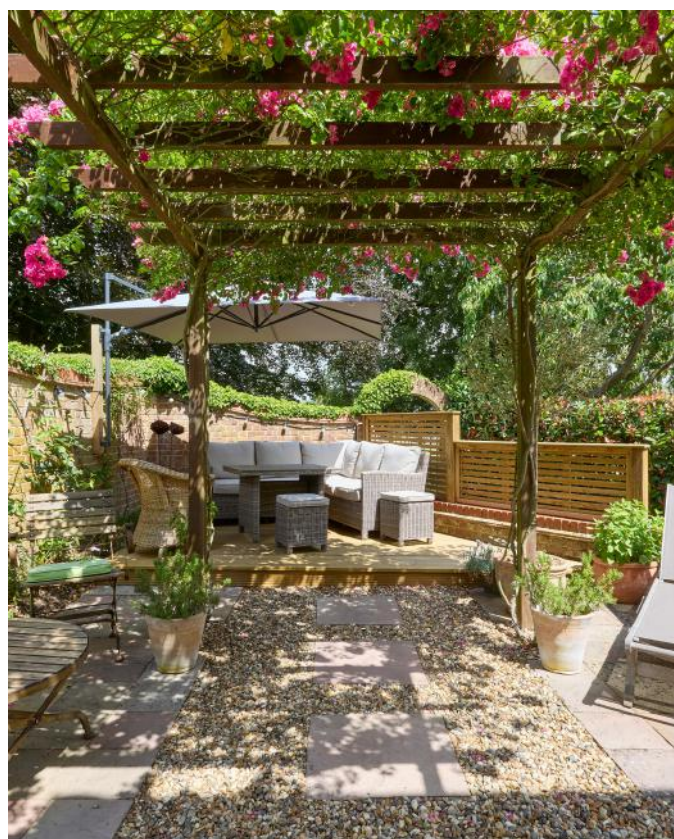


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EXTERIOR

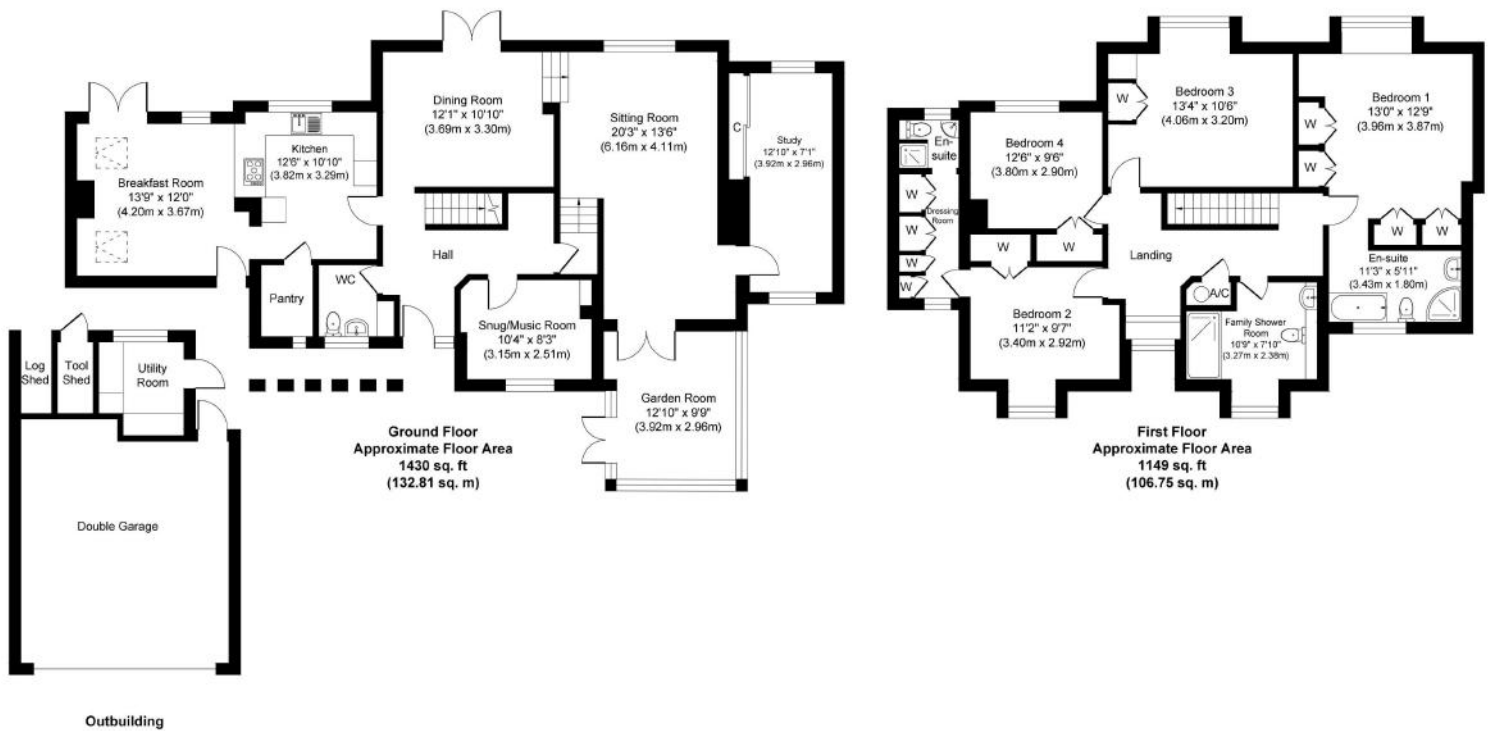
The property is approached via a pair of brick pillars with a block-paved driveway providing parking for multiple vehicles, in turn leading to a DOUBLE GARAGE with double glazed windows, lighting, power and water connected. The front garden is predominantly lawned with mature flower beds and a well established border. Raised beds for vegetable and fruit growing can be found at the side of the property. Access through to the rear of the property with walled privacy garden opening into landscaped gardens comprising Al Fresco dining terrace, separate balcony patio area and lawn interspersed with mature trees, flowers and planting with a low-level hedge and gate leading directly out to the village green. Both front and rear gardens have external power sockets and water supply. The property also enjoys an external UTILITY ROOM with space and plumbing for a washing machine and tumble dryer, gas-fired central heating radiator and further storage units. Brick built tool shed and log store.



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Floorplan



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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Cavendish, Suffolk

Cavendish is one of the prettiest villages in Suffolk. Its 100 year-old village green is at the heart of the village. Amenities include parish church, pre-school, primary school, shops, cafe, two public houses and Spa/Health club. The village is surrounded by wonderful countryside and walks. A wider range of facilities can be found at nearby Clare (2 miles). The market town of Sudbury with its commuter link to London Liverpool Street is about 6 miles away and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 14 miles. Stansted airport is a 45 mins drive.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected and photovoltaic panels generating £500-£600 pa of income. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F. £3,239.89 per annum.

PROPERTY POSTCODE: CO10 8BT.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom): Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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