



**White House, Nether Road,
Cavendish, Suffolk**

**DAVID
BURR**



WHITE HOUSE, NETHER ROAD, CAVENDISH, SUFFOLK, CO10 8BU

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.

This beautifully finished four-bedroom detached house with pretty manicured grounds, situated in the heart of the sought-after village of Cavendish, the property is particularly secluded with private swimming pool, off-road parking and double garage.

A four-bedroom detached house with swimming pool, parking and garage.

ENTRANCE HALL: A long central room with all rooms leading off as well as open staircase leading to first floor. You gain access to this room via a solid oak door with obscure glass to either side with useful storage cupboard and space for shoes and coats.

DRAWING ROOM: A wonderfully light double aspect room with large window offering views over the private front garden as well as French doors leading out a rear terrace with your attention immediately drawn to the fireplace with inset log burner and tiled hearth with useful alcove for living room furniture. French doors leading to:-

GARDEN ROOM: A generous size room with panoramic views over the picturesque colourful garden with French doors leading out to the side garden.

DINING ROOM: A more formal reception room filled with natural light, side window overlooking the vegetable garden and French glass doors leading onto a rear terrace in turn providing access to the private swimming pool.

KITCHEN: The kitchen is fitted with a wide range of traditional solid wooden cupboards with a thick Quartz worktop and matching return incorporating a butler sink with mixer tap, gas hob with extractor above, double eye-level oven, washing machine, dishwasher and fridge/freezer with a further stainless-steel sink acting as a utility area. Glass panel door leading to rear garden terrace with further window providing pretty views over the rear garden and swimming pool.

SNUG/BEDROOM 4: This room is currently utilised as a TV room but would easily take a double bed as well as other furniture with neighbouring cloakroom.

STUDY: A particularly light room with large window overlooking the front garden.

CLOAKROOM: A two-piece suite consisting of a WC and wash hand basin with mixer tap and vanity unit and attractive tiled surround.

First Floor

LANDING: On the split level of the landing you will find a very useful full-height storage cupboard with further airing cupboard and window offering pretty views over the front garden.

MASTER BEDROOM: A light double aspect room with five built-in wardrobes as well as space for other bedroom furniture and opening to:-

EN-SUITE: A three-piece suite consisting of a large panel bath, close coupled WC, pedestal wash hand basin with mixer tap and attractive tiled surround.

BEDROOM 2: With side window offering views over the vegetable garden with large built-in wardrobe offering both hanging rail and shelving storage.

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BEDROOM 3: Situated at the front of the house, this is a light double aspect room with pretty views over the front garden with double door built-in wardrobe with hanging rail and shelving.

FAMILY BATHROOM: A five-piece suite consisting of a double-width walk-in shower with overhead power shower and attractive tiled surround, WC and bidet with vanity unit and stone effect worktop, large panel bath with mixer tap, wash hand basin with mixer tap and vanity unit and heated towel rail.

Outside

To the front of the property you will find a shingle drive and concrete hardstanding providing **OFF-ROAD PARKING** and access to the **DOUBLE GARAGE** with up-and-over door, staircase providing access to eaves storage with further workbench area to the rear. Service door leading to:-

One of the property's most attractive features is its secluded nature sitting centrally within a generous plot with beautifully manicured gardens surrounded by mature hedgerows providing great privacy. A wrought-iron gate and shingle footpath leads to the front door with a pristine lawn that meanders round the property surrounded by well-stocked borders full of seasonal colour, shrubs and bushes as well as a number of trees including an acer and wisteria climber to the rear.

To the immediate rear of the property you will find a large paved terrace accessed off both the drawing room, dining room and kitchen, it is a wonderful sociable space leading onto a private heated outdoor **SWIMMING POOL** measuring 28ft x 12ft being of a southerly aspect which enjoys use for many months of the year. Leading on from here you reach the vegetable garden where you will find raised borders with a range of fruit and veg including soft fruits, rhubarb, onions, gooseberries, potatoes, beans, tomatoes and lettuces as well as a pump room for the swimming pool offering useful storage with further neighbouring store.

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 C – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: F.

TENURE: Freehold.

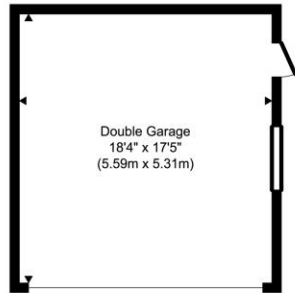
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: rebel.since.giants

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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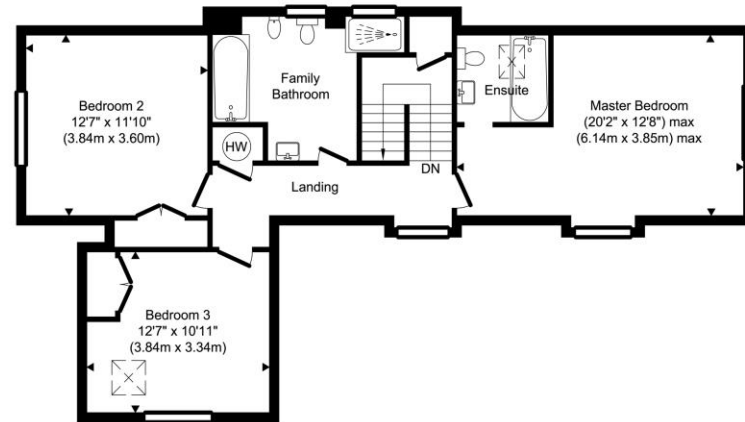


Double Garage
18'4" x 17'5"
(5.59m x 5.31m)

Outside
Approximate Floor Area
319.47 sq. ft.
(29.68 sq. m)



Ground Floor
Approximate Floor Area
1180.69 sq. ft.
(109.69 sq. m)



First Floor
Approximate Floor Area
802.66 sq. ft.
(74.57 sq. m)

TOTAL APPROX. FLOOR AREA 2302.83 SQ.FT. (213.94 SQ.M.)
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