



Mill Lane, Cavendish, Sudbury CO10 8BJ

welcome to

Mill Lane, Cavendish, Sudbury

NO ONWARD CHAIN Set in a beautiful position on the edge of a highly regarded village is this extended detached bungalow, completely renovated by the current owners, offering spacious and flexible accommodation and further enhanced with ample parking, garage and large private garden.



Entrance Hall

Double glazed entrance door to side aspect. Access to large loft. Built in storage cupboard. Two radiators.

Lounge

20' 8" x 14' 11" (6.30m x 4.55m)

Double glazed window to side aspect. Double glazed french doors leading to front seating terrace. Parquet flooring. Radiator.

Kitchen / Dining /Living

23' 5" x 21' (7.14m x 6.40m)

Double glazed window to side aspect. Double glazed french doors leading to garden. Roof lantern. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral dishwasher. Space for appliances. Two radiators. Door leading to:-

Utility Room

9' 8" x 6' (2.95m x 1.83m)

Fitted with base units. Stainless steel sink and drainer unit with mixer tap. Door leading to garage.

Bedroom One

17' max x 13' 1" (5.18m max x 3.99m)

Double glazed window to front aspect with field views. Radiator.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

13' 10" x 10' (4.22m x 3.05m)

Double glazed window to side aspect. Radiator.

Bedroom Three

14' 1" max x 10' 5" (4.29m max x 3.17m)

Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin, shower cubicle, and bath with mixer tap. Heated towel rail, extractor fan.

Front Garden

A gravel driveway leads to the garage and the remainder is predominantly laid to lawn with a pathway leading to the front door. There is also a patio seating terrace.

Rear Garden

The rear garden commences with a decked and paved seating area. The remainder is predominantly laid to lawn with mature shrubs and trees. Shed housing oil tank. Oil central heating boiler.

Garage

18' 1" x 9' 11" (5.51m x 3.02m)

Power and light connected. Double doors.

Agent's Note

The vendor has advised the property currently has oil central heating, but there are properties in the road who are serviced by gas.



view this property online williamhbrown.co.uk/Property/SUD110983



welcome to

Mill Lane, Cavendish, Sudbury

- No onward chain
- Three bedrooms
- Extended detached bungalow
- Beautiful village location
- Stunning kitchen/living

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£500,000



view this property online williamhbrown.co.uk/Property/SUD110983

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.



Property Ref:
SUD110983 - 0006

 william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk