

DAVID
BURR



The Nook

Cavendish, Suffolk

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High Street, Cavendish, Suffolk CO10 8AX

This charming detached Grade II Listed thatched cottage is situated in the heart of one of the area's most sought after villages backing onto the allotments. The property offers a wealth of original period features with exposed beams and inglenook fireplaces complimented by modern finishes with the added benefit of off-road parking, delightful rear gardens and a detached studio/office.



- Charming detached Grade II listed thatched cottage
- Situated in the heart of one of the area's most sought after villages
- Backing onto allotments
- Wealth of original period features
- Off-road parking
- Delightful rear gardens
- Detached studio/office

INTERIOR

Entrance into ENTRANCE HALL A spacious and welcoming hallway with exposed brick floor and stairs leading to the first floor. SITTING ROOM A charming room featuring a double-sided fireplace with TV alcove to one side, exposed beams and outlook to the front. DINING ROOM Also featuring a double-sided fireplace and exposed beams, pamment flooring and open plan through to the KITCHEN/BREAKFAST ROOM The hub of the home this delightful room is extensively fitted with a range of units under granite worktops with a large central island and breakfast bar. Appliances include a Rangemaster five ring gas cooker, integrated dishwasher and space for a fridge/freezer. French doors open to the rear garden and a door leads to UTILITY ROOM With further units under wooden worktops, Butler sink, plumbing for a washing machine and space for further appliances. SNUG Another charming room with exposed beams, fitted book shelving and exposed chimney breast with electric feature effect wood burning fire. INNER HALL With tiled flooring and door to the GARDEN ROOM This stunning green oak framed room features a vaulted ceiling, tiled flooring and doors opening to the garden. SHOWER ROOM Fitted with a WC, wash hand basin, tiled shower cubicle and heated towel rail.





INTERIOR

FIRST FLOOR

LANDING The landing features exposed beams and floorboards in turn leading to BEDROOM 1 Dressing area with exposed floorboards leads through to the bedroom, a delightful room with his and hers wardrobes, airing cupboard and outlook to the rear. BEDROOM 2 A spacious room with a useful storage/wardrobe area and outlook to the front. BEDROOM 3 A delightful room with custom fitted single bed, storage alcove and en-suite comprising WC, wash basin and roll-top bath with shower attachment over. SHOWER ROOM Tastefully fitted with a WC, wash basin and tiled shower cubicle.



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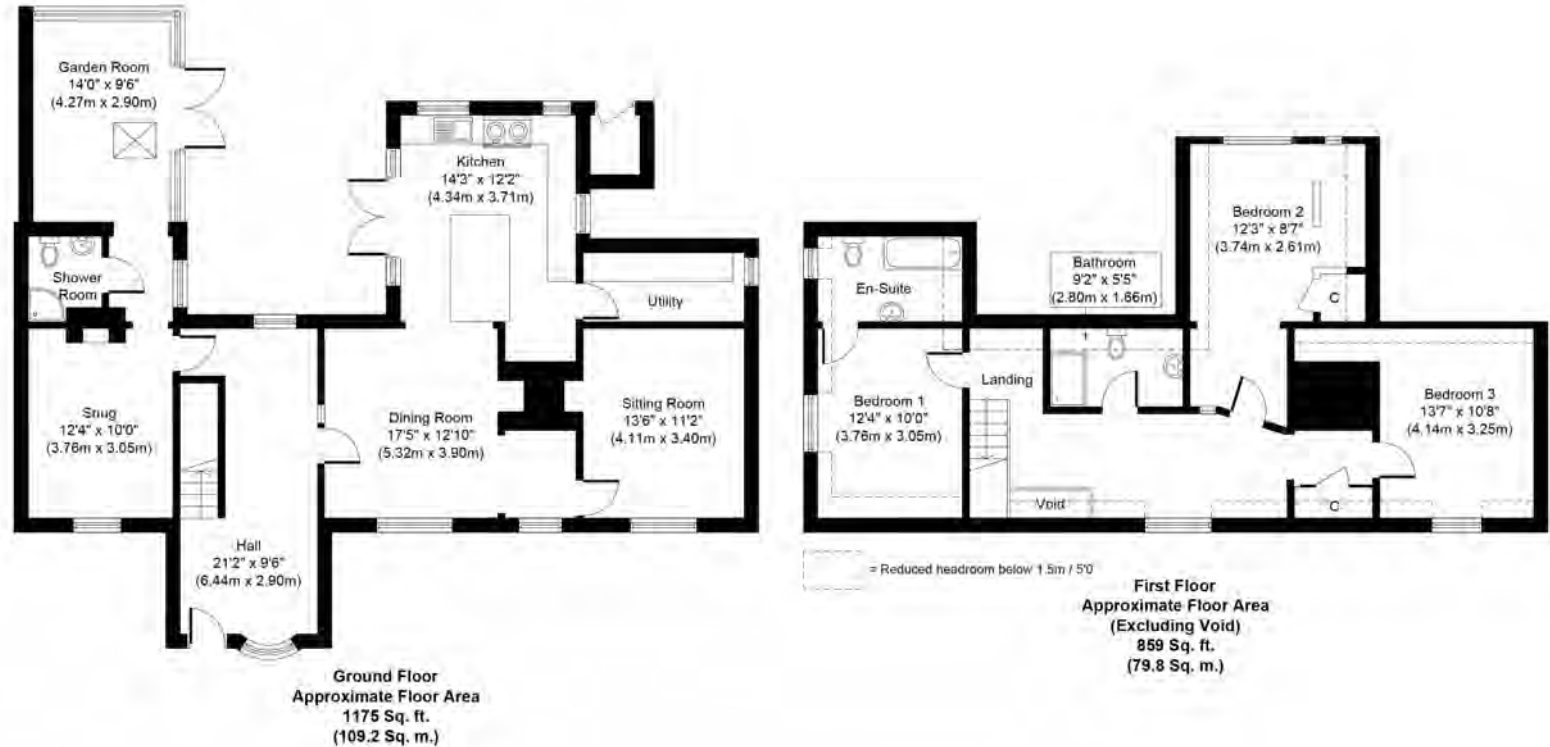
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EXTERIOR

The property sits behind a pretty garden with a parking area for two vehicles and gated access to the rear. The rear garden is an asset to the property being predominantly lawned with mature beds and borders and a variety of seating areas enjoying a south westerly aspect. A detached office with light and power adjoins a useful timber shed whilst a gate leads to the village allotments beyond.



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. 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. Gas-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F. £3,396.57 per annum.

PROPERTY POSTCODE: CO10 8AX.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: Permission has previously been granted to replace the rear area of thatch with a tiled roof DC/19/1455/HH granted 28/8/20.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: There is no history of the property flooding.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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