

The logo for 'oakheart' is positioned in the top right corner. It features the word 'oakheart' in a white, lowercase, sans-serif font. To the right of the text is a stylized graphic of an oak leaf, also in white, which is partially obscured by the branches and leaves of a tree in the background.

oakheart

£350,000

Guide Price

Peacocks Close, Cavendish

Guide Price - £350,000 - £375,000

A charming three bedroom chalet-style home, quietly positioned in the highly regarded village of Cavendish, offering an excellent combination of comfortable accommodation, generous outside space and plenty of scope for a new owner to add their own style.

Presented in exceptionally clean and tidy condition throughout, the property is ready to enjoy immediately whilst also offering the opportunity for some modernisation to truly make it your own. The flexible chalet-style layout provides two bedrooms to the first floor, with a further bedroom on the ground floor alongside a family bathroom.

The ground floor also features a well-proportioned kitchen, separate dining area and a bright conservatory overlooking the rear garden, creating useful additional living space and a lovely connection with the outside.

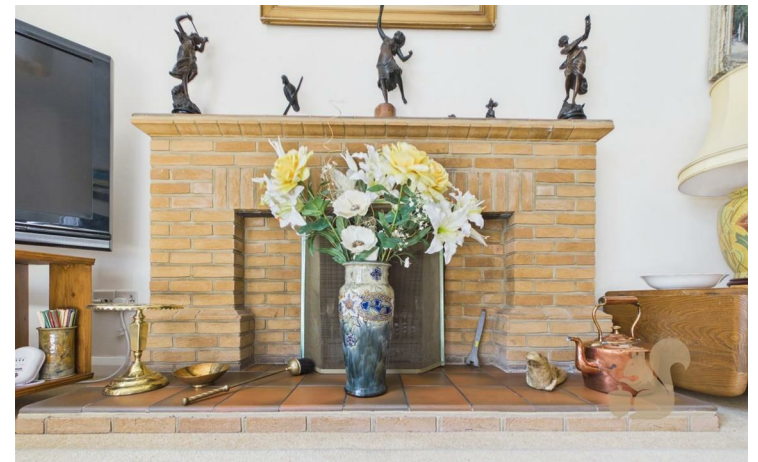
Externally, the property enjoys both front and rear gardens, together with a driveway providing parking for up to three vehicles and a single garage, making this a practical home for families, downsizers or those looking for additional storage and parking.

Perhaps one of the biggest attractions is the location. Cavendish is one of the most picturesque villages in the Suffolk countryside, centred around its famous village green and surrounded by beautiful Stour Valley countryside. The village offers a real sense of community, with a village shop, café, pubs, primary school and a wealth of local clubs

and activities.

For those needing further amenities, the historic town of Clare is approximately 2 miles away, whilst Sudbury is around 6 miles away, providing a wider choice of shopping, leisure and transport facilities.

A wonderful opportunity to acquire a well-kept home in a truly desirable Suffolk village, with the added benefit of scope to modernise and personalise to your own taste.



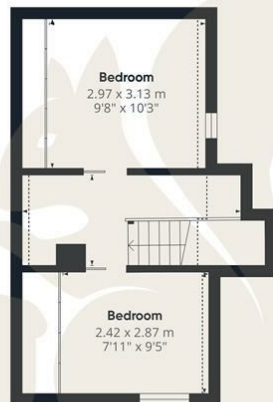








Ground Floor Building 1



Floor 1 Building 1

oakheart

GLA[®]
107.25 m²
1154.39 ft²

Total
107.25 m²
1154.39 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart