

DAVID  
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Ventura

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High Street, Cavendish

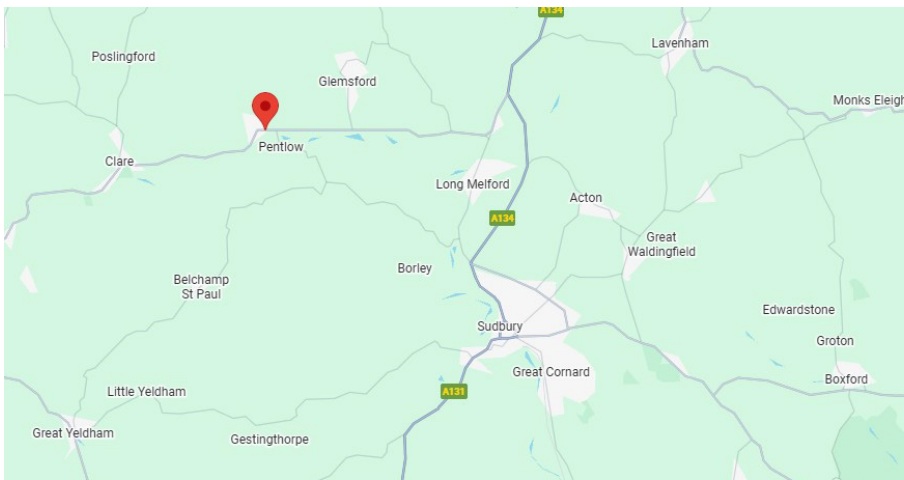


# Ventura

## High Street, Cavendish

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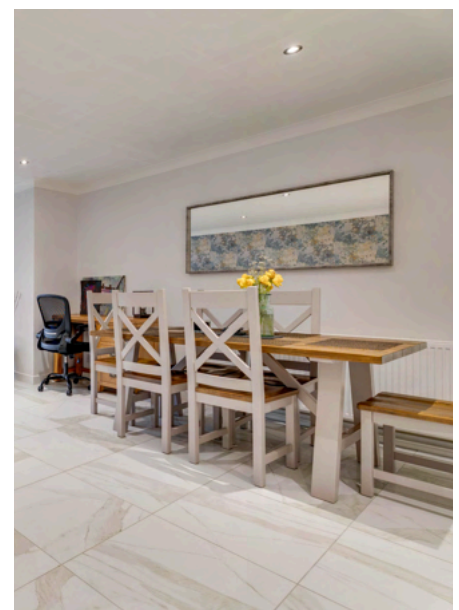
A spacious and well presented four bedroom detached family home situated within this sought after Suffolk village within walking distance of the village amenities. The property is tucked away from the road and enjoys an abundance of off-road parking to the front and an integral garage that opens on both sides, allowing access through to the rear garden.



- Spacious and well presented detached family home
- Situated within walking distance of the amenities
- Sought after Suffolk village
- Tucked away location
- Off-road parking
- Integral garage
- Low maintenance garden

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## INTERIOR

ENTRANCE HALLWAY with opening into the expansive open-plan KITCHEN/FAMILY ROOM comprising a range of wall and base units under worktop with inset sink. Integrated appliances include an eye-level double oven, four ring electric hob, fridge/freezer and breakfast bar, plenty of space for dining table and chairs, tiled flooring, outlook to the front. Whilst an opening to the rear leads through to a further reception room with tiled flooring and French doors leading to the rear. Door to STAIRCASE leading to the first floor with understairs storage cupboard.



### FIRST FLOOR

The property enjoys FOUR generous BEDROOMS with the impressive master bedroom comprising an En-Suite Shower Room. FAMILY BATHROOM comprising a tiled bath with separate tiled shower cubicle, vanity sink unit, WC and extensively tiled walls and flooring.



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## EXTERIOR

The property enjoys off-road parking for multiple vehicles with a through and through garage providing access to the rear garden which features a paved dining terrace, ideal for alfresco entertaining, set adjacent an area of low maintenance garden with French doors and garage access to the front and large outbuilding that could be utilised for a home office/occasional accommodation or could be sub-divided to create multiple spaces.



# 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. 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:** B. £1,744.56 per annum.

**PROPERTY POSTCODE:** CO10 8AX.

**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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