



DAVID
BURR

7 Peacocks Close,
Cavendish, Suffolk



7 Peacocks Close, Cavendish, Sudbury, Suffolk, CO10 8DA

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 immaculately presented two double-bedroom, two bathroom (one en-suite) detached bungalow occupies a corner plot position and has undergone a full programme of renovation works with a modern fitted kitchen/breakfast room and a well-designed extension which is now the reception room. The property also comes with ample off-road parking, single garage, a generous open storage area to the side and is offered with **NO ONWARD CHAIN**.

A two bedroom (one en-suite) detached bungalow which has been recently refurbished and enhanced throughout with ample off-road parking, single garage and low maintenance garden. Offered with no onward chain.

Accommodation

ENTRANCE HALL: An inviting space with storage cupboard to the right for shoes and coats and containing the fuse box.

KITCHEN/BREAKFAST ROOM: A wonderful light room with large bay window to the front, with recessed space overlooking the large block driveway. The room is well equipped with integrated appliances including a one and a half stainless steel sink with drainer and mixer tap above, electric oven, ceramic hob, extractor hood, eye level microwave oven, fridge, freezer, washing machine and slimline dishwasher with space for a dining table and chairs.

SITTING ROOM: This room is the recently extended part of the property. There is space for two good size sofas and a generous coffee table. It is carpeted with sliding doors giving access to the paved terrace which is a perfect place to sit and enjoy a morning coffee.

BEDROOM ONE: A spacious, light and airy double bedroom with carpets, space for storage and doors leading onto a paved sunny terrace. There is an en-suite with walk-in shower cubicle, a separate bath, sink, toilet and heated towel rail.

BEDROOM 2: A double aspect, generous second bedroom with views over the driveway with ample storage space.

FAMILY BATHROOM: Containing a double walk-in shower, WC, wash hand basin and heated towel rail with tiled floor.

LOFT: There is a large loft with ladder and light which is partly boarded offering ample storage and potential to extend STPP.

Outside

An attractive block paved drive with a turning area offers ample off-road parking for several vehicles which in turn, leads to the garage and side access gate leading to the rear garden.

GARAGE: With light and power connected and up and over door. There a storage area attached to the back of the garage with a separate access door.

The large garden is one of the property's most attractive features and has been fully turfed at great expense. It offers a blank canvas to keen gardeners. There is a raised paved terraced perfect for private enjoyment and outdoor entertainment.

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SIDE STORAGE AREA: This is laid to shingles and accessed either via the garden or side gate. Contains the Grant oil boiler as well as the bonded oil tank. This area is perfect for out of the way bin storage.

SERVICES: Mains water, drainage and electric. Central heating is oil fired via radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – 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: C

WHAT3WORDS: ///

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Floorplan to be appended

