

oakheart



£380,000

Price Guide

Pentlow Drive, Cavendish

Offered for sale with no onward chain, this spacious three bedroom semi-detached family home enjoys a wonderful position within the highly sought after village of Cavendish. Benefitting from off-road parking, a garage and a generous rear garden, the property backs directly onto the picturesque River Stour water meadows, providing a peaceful and private setting with attractive countryside views.

The accommodation comprises an entrance hall, a convenient cloakroom, a spacious sitting room and a bright conservatory spanning

the width of the property, making the most of the beautiful outlook over the garden and the meadows beyond. The kitchen is well equipped with ample worktop space and a pantry cupboard.

Upstairs, there are three well-proportioned bedrooms, with one bedroom benefiting from fitted wardrobes, together with a family bathroom.

Outside, the property enjoys a generous and private rear garden

backing onto the River Stour meadows and open countryside, creating a wonderful backdrop rarely found in village properties. To the front, there is off-road parking and a garage, providing excellent storage and practicality.

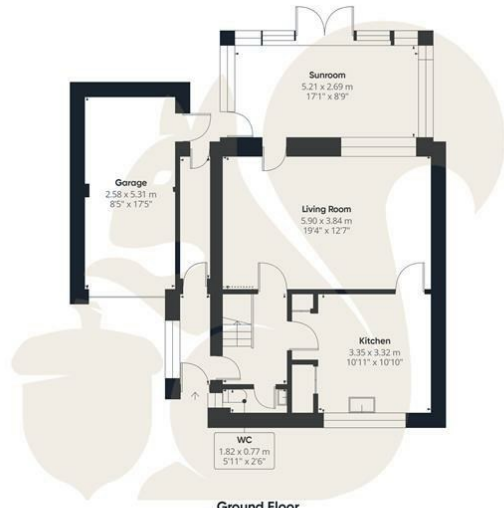
Situated within walking distance of Cavendish's charming village centre, with its well-regarded pubs, village shop and primary school, this property presents an excellent opportunity for families, downsizers or buyers seeking a peaceful village lifestyle. Offered with no onward chain, an early viewing is highly recommended.











Ground Floor



Floor 1



oakheart

GLA[®]
 108.25 m²
 1165.17 ft²

Total
 128.8 m²
 1386.41 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:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(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