



Peacocks Close, Cavendish, CO10 8DA

CHEFFINS

Peacocks Close

Cavendish,
CO10 8DA

Offered for sale with no onward chain is a spacious four bedroom, detached property situated in a quiet cul-de-sac location. Sitting within a large plot with wrap around gardens and overlooking pretty greensward.

LOCATION

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with a 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's Liverpool Street.

4 1 2

Guide Price £425,000





GROUND FLOOR

HALLWAY

Window to front, storage cupboard, stairs to first floor, doors to:

SITTING ROOM

Dual aspect windows, two radiators, Cut Maple woodburning stove.

KITCHEN

Fitted with base and eye level units, space and plumbing for washing machine, space for fridge/freezer, composite sink, AEG oven, hob with extractor over, water softener window to rear, side door to rear garden.

DINING AREA

French doors to rear garden, radiator.

WC

Two piece suite comprising low level wc, vanity hand wash basin, heated towel rail, obscure window.

FIRST FLOOR

LANDING

Airing cupboard, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising bath with shower over, vanity hand wash basin, low level wc,

heated towel rail, obscure window, extractor fan.

OUTSIDE

The property sits on a generous plot with a large laid lawn front garden, two sheds with power and lighting connected. Wrapping around to the side of the property sits a bespoke Baker & Baker garden room with power, lighting and air-con connected. The rear garden features a decked area and low maintenance shrub borders. Gated access leads to the rear parking area where the former garage has been converted to a home office/studio.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

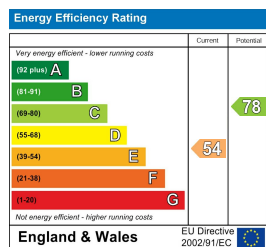
By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

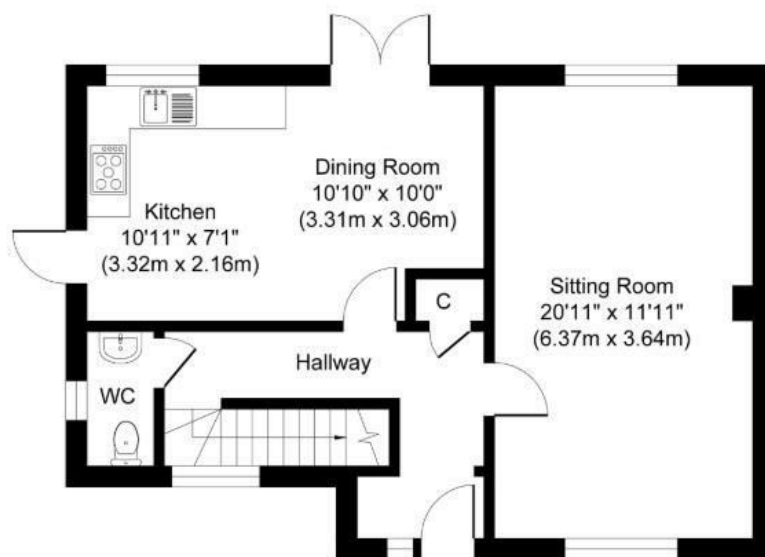


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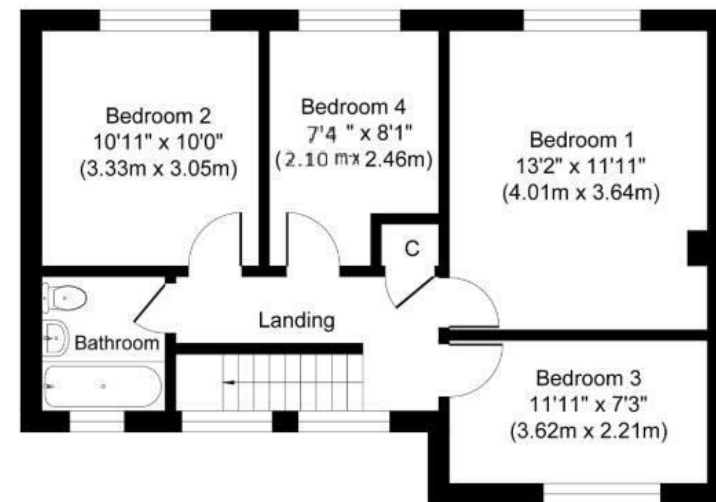
Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk



Ground Floor
Approximate Floor Area
606 sq. ft
(56.30 sq. m)



First Floor
Approximate Floor Area
586 sq. ft
(54.40 sq. m)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

