

DAVID
BURR



Rose House

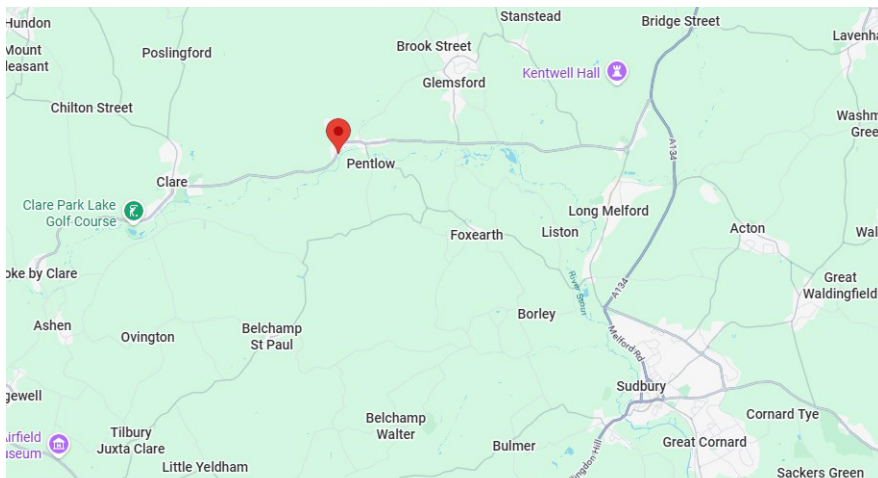
Cavendish, Suffolk

Rose House

Poole Street, Cavendish, Suffolk

This handsome Edwardian style property was built by award winning master builders Ellisdale Builders in 1992 and is situated in this well served Suffolk village.

The property offers light and spacious living accommodation and displays many character features including sash windows, attractive bays and a working cast iron fireplace whilst also benefiting from delightful views over the mill stream to the rear and to open countryside beyond.



- A handsome Edwardian style property built in 1992
- Situated within a well served Suffolk village
- Light and spacious living accommodation
- Character features and modern luxuries
- Delightful views over the mill stream and open countryside beyond
- Off-road parking and turning for several vehicles
- Double garage

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance via double doors with stained glass window into the ENTRANCE HALL. An impressive galleried hallway with central staircase leading to the first floor with cupboard under and additional cloaks cupboard. DRAWING ROOM A light triple aspect room featuring an attractive cast iron Victorian style fireplace with a tiled inset and wooden surround, bays to the front and side and French doors opening onto the rear terrace with views to open countryside beyond. STUDY With sash windows to the front aspect. DINING ROOM With an attractive bay window overlooking the rear garden and with strip maple flooring. KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and floor units under worktops with a butler sink inset. A range of appliances including a Belling range cooker with six ring gas hob with hood over, plumbing for a dishwasher and integrated fridge. There is ample space for a table and chairs and a door opens to the terrace and garden. UTILITY ROOM Fitted with a further range of units under worktops with a butler sink inset, plumbing for a washing machine and integrated freezer with the boiler serving radiators. CLOAKROOM With a WC and wash basin.



FIRST FLOOR An impressive galleried landing offers a storage cupboard, airing cupboard and access to the loft space. The property enjoys five generous, light and airy bedrooms although the fifth bedrooms is currently utilised as a DRESSING ROOM to the MASTER BEDROOM which also offers a balcony, ideal for a tranquil morning coffee. The remaining bedrooms are all double rooms. Both the En-Suite SHOWER ROOM and FAMILY BATHROOM are stylishly equipped.



DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

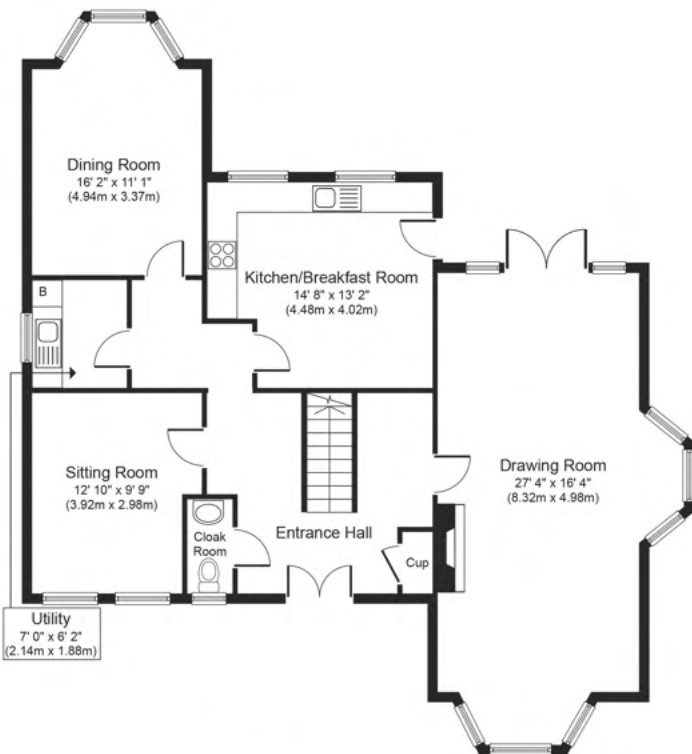
EXTERIOR

The property is approached via a gravel driveway providing parking and turning for several vehicles in turn leading to the DOUBLE GARAGE with up and over doors, light and power connected.

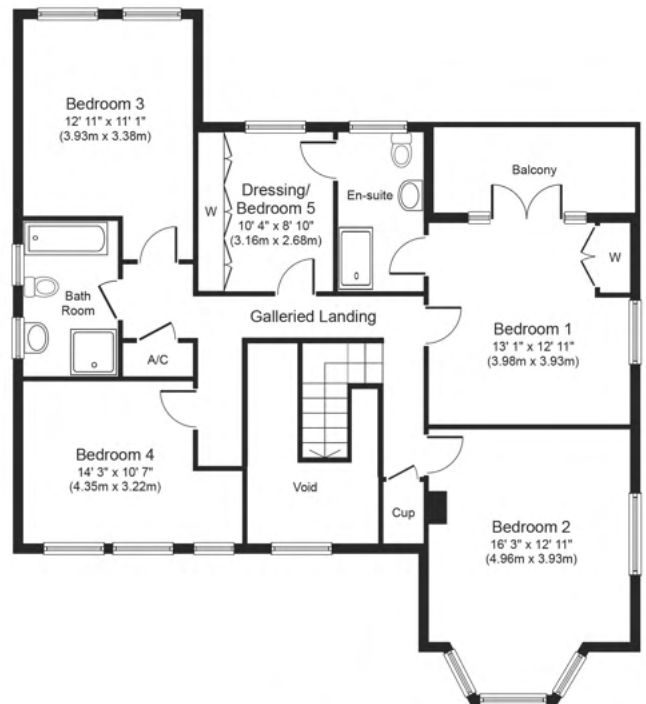
The rear gardens are south east facing with a partly covered paved terrace with steps leading down to the lawn which is flanked by mature beds and borders incorporating a garden shed. An additional decked dining terrace provides a further tranquil seating area enjoying the afternoon and evening sun and overlooks the mill stream. A bridge leads over the mill stream to a further wooded and wild flower garden backing onto open countryside. OFFICE with light and power connected and garden shed.



Floorplan



Ground Floor
Approximate Floor Area
1,206 sq. ft.
(112.0 sq. m.)



First Floor
Approximate Floor Area
1,173 sq. ft.
(109.0 sq. m.)

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. 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.

Copyright V360 Ltd 2018 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Cavendish, Suffolk

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 six miles distant, provides a wide range of amenities including a commuter rail service to London's Liverpool Street.



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 House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £3,566.02 per annum.

PROPERTY POSTCODE: CO10 8BD.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 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.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

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.



Scan QR code for online details



Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk