



DAVID
BURR

**Hendra, Peacocks Road,
Cavendish, Suffolk**



HENDRA, PEACOCKS ROAD, CAVENDISH, SUDBURY, SUFFOLK, CO10 8BY

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.

A substantial detached house situated on a quiet no-through road within close walking distance of the amenities of one of our area's most picturesque 'chocolate box' villages. The property contains accommodation over two levels which includes a sitting room, dining room and garden room together with a kitchen/breakfast room and ground floor cloakroom. Upstairs are four bedrooms, a bathroom and a shower room. To the front of the property is an in-and-out driveway, garage with storage space/workshop above and a particularly generous west-facing rear garden.

A four-bedroom, two-bathroom detached house on a no-through road in a picturesque village with a generous west facing garden.

STORM PORCH: With front door leading to:-

ENTRANCE HALL: Particularly spacious with the potential to be utilised as a study if required and with a useful coats cupboard off, staircase rising to first floor and doors leading to:-

SITTING ROOM: 18'1" x 10'8" (5.52m x 3.26m) Well-proportioned with a large window allowing for plenty of natural light and a central gas fireplace with a polished Quartz hearth and surround. An arched opening leads to:-

DINING ROOM: 10'0" x 9'9" (3.05m x 2.98m) With plenty of space for a table and chairs and further large range of windows overlooking the property's rear garden. Opening leading to:-

KITCHEN/BREAKFAST ROOM: 18'2" x 11'8" (5.53m x 3.55m) Arranged into two distinct areas with plenty of room for a table and chairs and a matching range of base and wall level units with worksurfaces incorporating a ceramic one-and-a-half sink with a mixer tap above and a drainer to side and a four-ring ceramic hob with extractor fan over and tiled splashbacks. Integrated double oven, space and plumbing for a dishwasher

and space for microwave. Further space below the countertop for a refrigerator and also containing the boiler. Glass sliding doors lead to:-

GARDEN ROOM: 16'4" x 8'6" (4.97m x 2.60m) With attractive views across the property's gardens and uPVC double-glazed double doors to outside.

CLOAKROOM: Containing a WC and corner wash hand basin.

First Floor

LANDING: With access to loft storage space, window overlooking the front and doors leading to:-

BEDROOM 1: 14'10" x 10'7" (4.53m x 3.23m) A double room with a wide range of fitted storage including cupboards with inset shelving and hanging rails, drawers and a dressing table. Attractive outlook to the rear.

BEDROOM 2: 11'10" x 9'7" (3.60m x 2.92m) A further double bedroom with an outlook to the rear.

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BEDROOM 3: 10'7" x 8'8" (3.22m x 2.65m) An ideal guest bedroom.

BEDROOM 4/STUDY: 10'11" x 6'7" (3.32m x 2.01m) Currently utilised as a space to work from home but which could equally be used as a bedroom if required.

BATHROOM: Containing a panelled bath with a tiled surround and mixer tap over, WC, wash hand basin and a chrome heated towel rail.

SHOWER ROOM: Containing a tiled shower cubicle with electric shower, glass sliding door and a chrome heated towel rail.

Outside

To the front of the property is a spacious in-and-out driveway providing plenty of **OFF-ROAD PARKING** and with a central well-stocked flowerbed with lavender and herbaceous borders.

To the rear is a particularly well-proportioned west-facing garden with two stone paved terraces providing attractive areas of seating and a wide expanse of lawn bordered by well-stocked beds and mature trees.

GARAGE: 22'8" x 12'0" (6.92m x 3.66m) With an up-and-over door, power and light connected, space and plumbing for a washing machine and a door leading into the kitchen and garden. Useful workshop space/storage above.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – 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: E

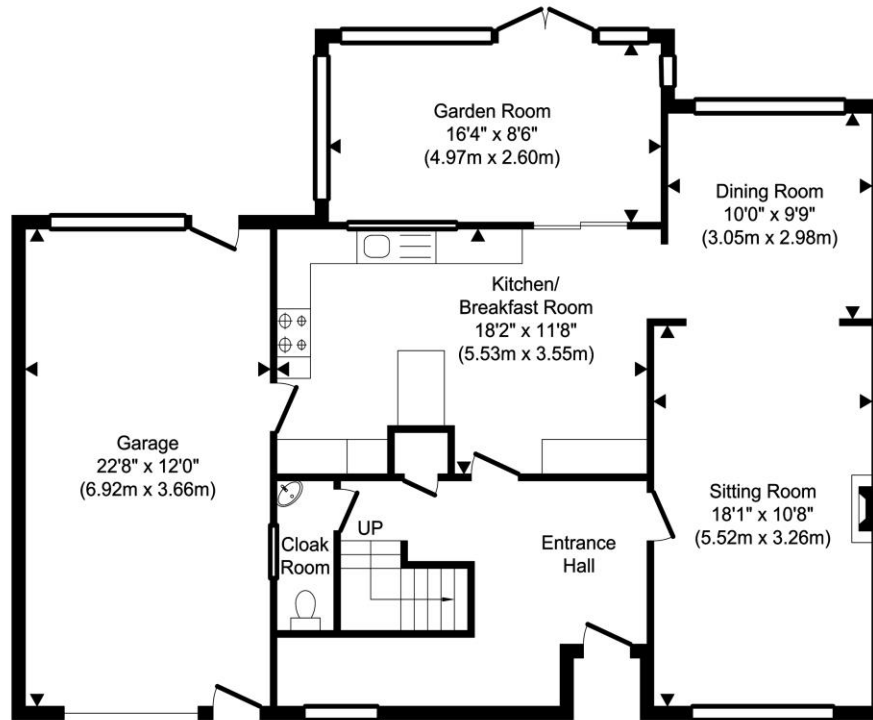
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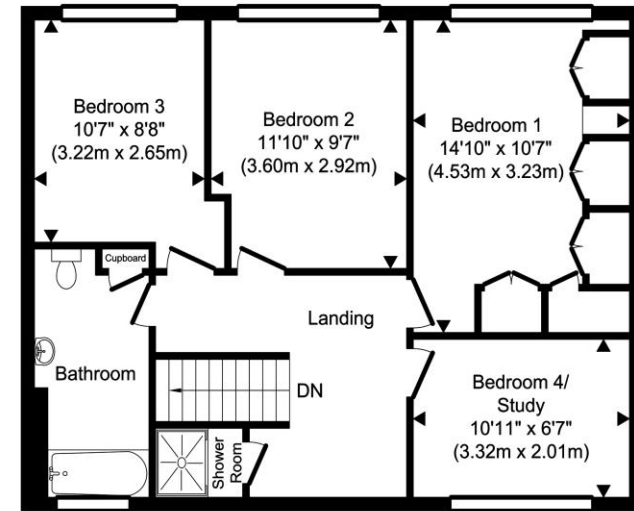
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Ground Floor
Approximate Floor Area
1129.99 sq. ft.
(104.98 sq. m)



First Floor
Approximate Floor Area
662.08 sq. ft.
(61.51 sq. m)

TOTAL APPROX. FLOOR AREA 1792.08 SQ.FT. (166.49 SQ.M.)
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