



Factory Cottage
Cavendish, Suffolk

**DAVID
BURR**

Factory Cottage, High Street, Cavendish, Sudbury, Suffolk CO10 8AW

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 charming detached Victorian cottage is situated in a quiet tucked away location backing onto the village allotments. The property sits in a unique location approached by a private walkway set well back from the High Street and offers tastefully presented living accommodation with enclosed garden and the potential for further improvements.

A unique detached cottage situated in a quiet tucked away location within walking distance of the amenities.

Entrance into:

KITCHEN/BREAKFAST ROOM Tastefully fitted with a range of units under wooden effect worktops with stainless steel sink and drainer inset. Electric oven with four ring hob, plumbing for a washing machine and space for a fridge/freezer. There is ample space for table and chairs and a door through to the:

SITTING ROOM A charming room featuring a fireplace with space for an electric stove and outlook over the garden.

STUDY Featuring a former fireplace recess, storage cupboard and stairs rising to the first floor with cupboard under.

First Floor

LANDING Leads to:

BEDROOM 1 A spacious double bedroom overlooking the garden.

BEDROOM 2 With hanging rail and outlook over the garden.

BATHROOM Fitted with a white suite comprising a WC, wash basin, bath with shower over and airing cupboard.

Outside

The property is approached via a private walkway with timed low level lighting with a gate opening to the gardens which are predominantly lawned with paved seating areas and ample space for a garden shed etc. To the side of the property is a useful **Store Room** housing the boiler with light and power connected.

TENURE: Freehold.

SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: C. £1,791.40 per annum.

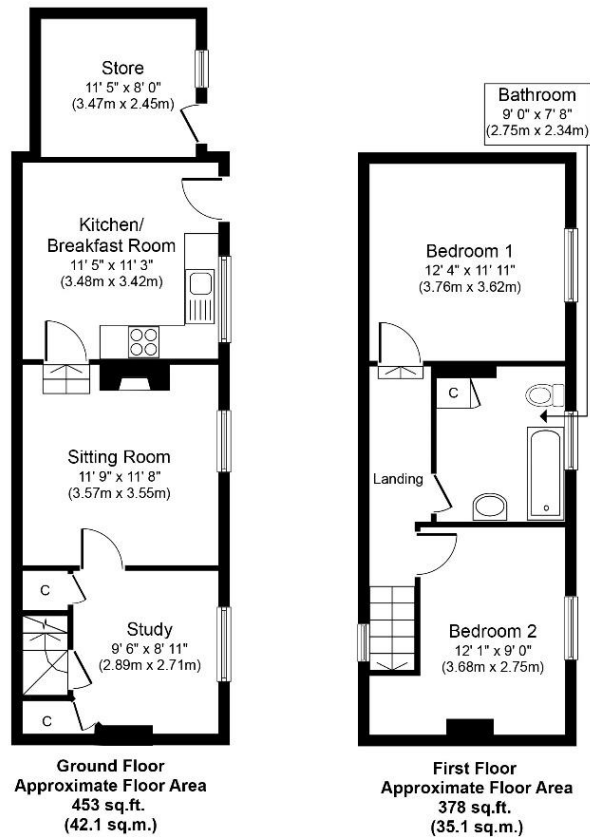
EPC RATING: E.

WHAT THREE WORDS DIRECTIONS: Shower, Costumed, Sprinter.

VIEWING: Strictly by prior appointment through DAVID BURR.

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