

## Description

**THE PROPERTY** Enter this delightful property through the welcoming entrance door, which leads you into the bay-fronted living room adorned with an elegant sash window and a cosy chimney breast. Transition through the inner hall to discover a well-appointed kitchen/dining room with ample space, complemented by additional kitchen facilities. The kitchen features stylish shaker-style cupboards, a sleek granite-effect worktop, and tiled splashback, along with provisions for an electric range cooker and fridge freezer. An alcove under the stairs offers extra workspace, while the adjacent kitchen/utility room boasts an integrated stainless steel sink and drainer, plumbing for a dishwasher, and convenient access to the rear garden and downstairs W.C.

Ascend to the first floor via the staircase, where a landing grants access to bedrooms one and three, the family bathroom, and stairs ascending to the second floor. The primary bedroom, positioned at the front, showcases fitted wardrobes, a captivating feature fireplace, and a sash window offering delightful views. Bedroom three enjoys a serene outlook over the rear garden, while the tiled family bathroom presents a bath with electric shower overhead, W.C, corner sink, and practical amenities like a wall-mounted heated towel rail and airing cupboard. The second floor reveals a recently completed loft conversion, presenting a surprisingly spacious bedroom with fitted storage and additional loft storage, illuminated by a window to the side and a Velux window overlooking the rear garden.

Externally, the property is framed by a charming red brick boundary wall with iron fencing and a matching gate, welcoming you to the front access. A shared side passage

leads to the private rear garden, where a convenient outside store awaits, ideal for use as a workshop or utility/store, equipped with electric and plumbing for a washing machine. The rear garden unfolds in two sections, featuring a tranquil terrace seating area and a lush lawn bordered by an array of established trees and shrubs, offering perfect spots for relaxation and outdoor enjoyment.

**THE LOCATION** Nestled within the picturesque Suffolk countryside, the village of Cavendish offers a quintessential English rural experience. This idyllic village is the perfect setting for your next property, providing a serene and welcoming atmosphere that captures the essence of English village life.

Surrounded by rolling green hills and lush meadows, Cavendish is a haven for nature enthusiasts. Explore the breathtaking Stour Valley, with its winding River Stour and scenic trails.

The village is renowned for its tight-knit and welcoming community, evident in the various events and gatherings that take place throughout the year. While Cavendish offers a peaceful, rural lifestyle, it is not without modern conveniences. You'll find a village shop, a traditional pub, and a local primary school, making it a well-rounded and self-sufficient community.

Nearby, the charming town of Clare, just a short drive away, offers a complementary experience with its own historic allure. Clare boasts a 13th-century priory, a medieval castle, and a picturesque country park. It's a delightful destination for exploring further history and enjoying local amenities, including a co-op, doctors surgery, schools, independent

shops and restaurants, making it an excellent addition to the lifestyle that Cavendish offers.

For those who require access to nearby towns, Cavendish is conveniently located near major road networks, providing easy travel to Sudbury, Bury St. Edmunds, and Colchester. Families are well-served with quality educational options, including local primary schools and access to prestigious secondary schools in nearby towns.

Enjoy a range of outdoor pursuits, from scenic walks and bike rides to water-based activities along the River Stour. The area is also known for its equestrian facilities and golf courses. Immerse yourself in the arts and culture at the nearby towns of Long Melford and Lavenham, known for their historic sites, art galleries, and antique shops.

Cavendish, Suffolk, is the ideal location for those seeking a tranquil village lifestyle with a strong sense of community. This listing offers a unique opportunity to be part of this charming and historically significant village. Don't miss the chance to make this charming corner of England your new home.

## AGENTS NOTE

Property Construction – Standard Brick Construction

Broadband - Superfast broadband with downloads speeds of up to 61 Mbps and upload speeds of up to 14 Mbps (Ofcom data)

Mobile Coverage - Voice & Data Likely with EE. Voice & Data limited for Three, Vodaphone & O2 (Ofcom data)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Post Code – CO10 8AZ

Viewings by appointment

Bychoice Estate Agents

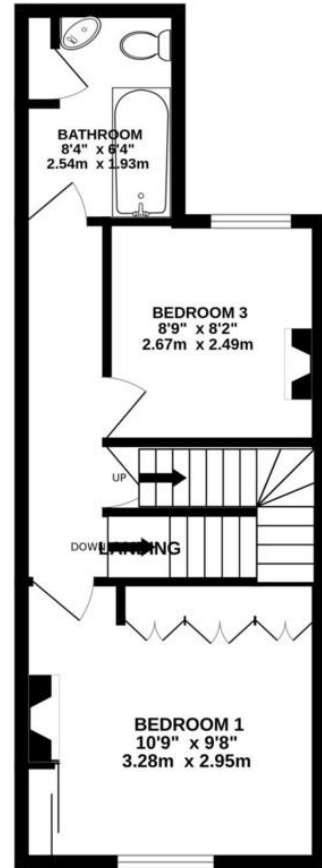
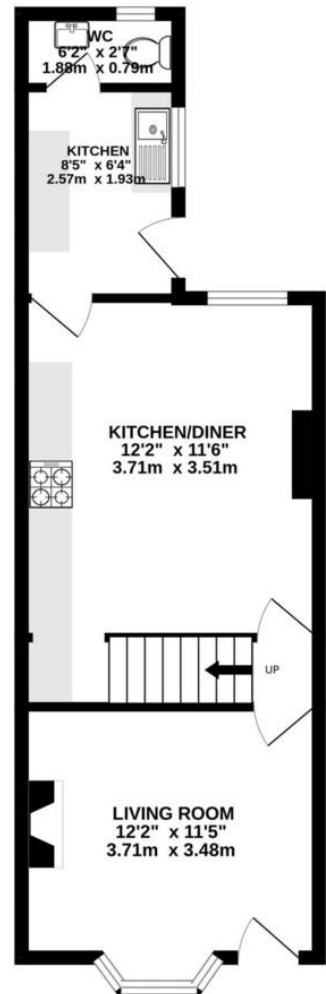
Tel: 01787 468400



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Lime Villas | High Street | CO10 8AZ

£285,000

A beautifully presented three bedroom end of terrace home located in the highly sought after village of Cavendish. Boasting a loft conversion, sitting room with bay window, kitchen/dining room, utility room, ground floor w/c, first floor bathroom, private rear garden & brick built garden outbuilding.

- Three Bedrooms
- Loft Conversion
- Sitting Room With Bay Window
- Kitchen/Dining Room
- Utility Room
- Ground Floor W/C
- First Floor Bathroom