

## Summary

A four bedroom detached home located on the highly sought after Cavendish High Street. Benefiting from a large sitting room, open plan kitchen, garden room, utility room, family bathroom, ensuite to master bedroom, large outbuilding, drive through garage and ample off road parking.

## Description

### Approximate Room Sizes

**THE PROPERTY** Nestled in a peaceful location, this beautifully presented home offers a perfect blend of modern living and versatility. The ground floor features an impressive open-plan reception, dining, and kitchen area, ideal for family living and entertaining. The recently fitted kitchen boasts contemporary fixtures and fittings, seamlessly leading into the bright and airy garden room. From here, French doors open out to the well-maintained, enclosed garden, offering tranquil outdoor space. A utility room conveniently situated off the kitchen provides additional storage and functionality.

Upstairs, the first floor hosts four generously sized bedrooms, including a stunning master suite with its own ensuite shower room. A separate family bathroom serves the remaining bedrooms and includes both a bath and a walk-in shower, offering a luxurious space for relaxation.

Outside, the property benefits from ample off-road parking via a driveway to the front. The side garage is a unique

drive-through design, providing vehicular access to a second outbuilding at the rear. This versatile space could serve as an additional garage, workshop, or home office. The rear garden, enclosed by charming brick walls, has been designed for low maintenance, ensuring it's easy to enjoy all year round. This home truly combines modern convenience with thoughtful design, perfect for today's lifestyle.

**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.

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 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.

Cavendish, Suffolk, is the ideal location for those seeking a tranquil village lifestyle with a strong sense of community. Don't miss the chance to make this charming corner of England your new home.

### AGENTS NOTE

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 56 Mbps and upload speeds of up to 12 Mbps (Ofcom data)

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

Rights & Restrictions - The property is located within a conservation area.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

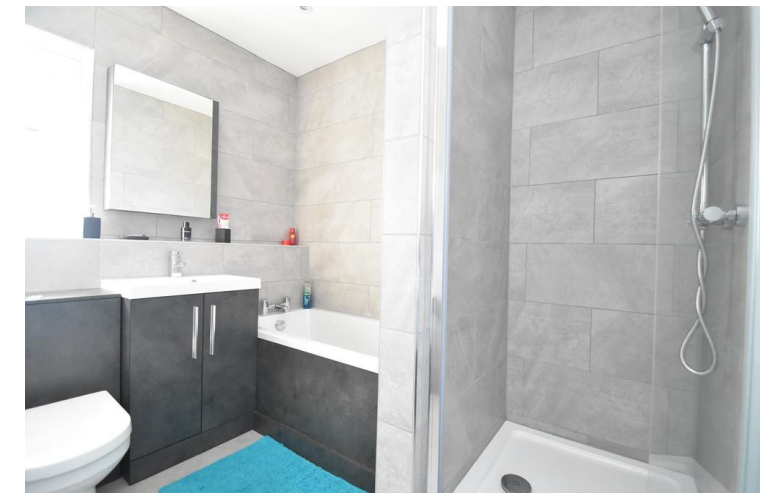
Tenure – Freehold

Post Code – CO10 8AX

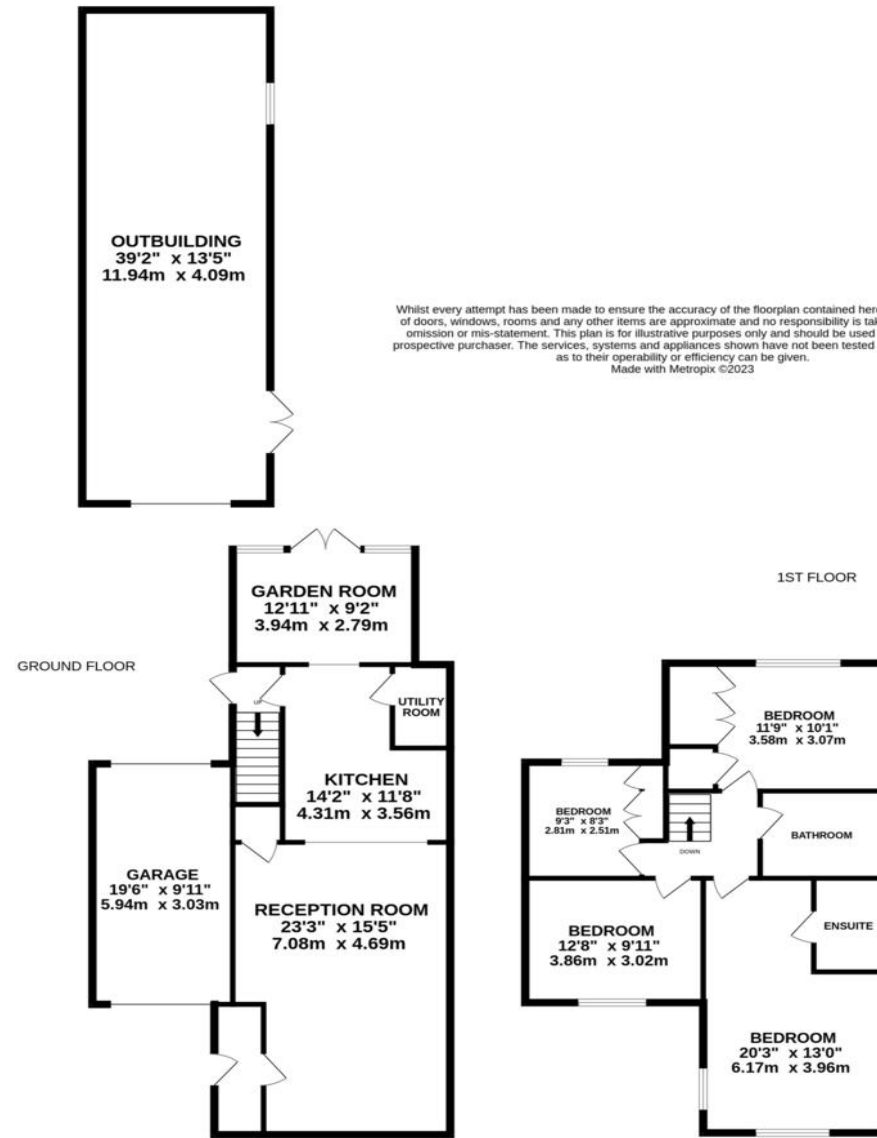
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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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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		
69-80	C		
55-68	D	55   D	72   C
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 and 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

High Street | Cavendish | CO10 8AX

£525,000

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- Four Bedrooms
- Sitting Room
- Modern Kitchen
- Utility Room
- Garden Room
- Family Bathroom
- Ensuite To Master Bedroom