



**£425,000**

Peacocks Close, Cavendish



## THE PROPERTY

Situated in the highly sought-after village of Cavendish, this well-presented four-bedroom home offers spacious and versatile accommodation ideal for modern family living.

A welcoming entrance hall provides access to the principal ground floor rooms. To the rear, the modern kitchen/dining room features generous worktop space, integrated oven, hob and extractor, inset sink and a fitted water softener. French doors open onto the garden, creating an ideal space for both everyday living and entertaining.

The dual-aspect living room is bright and inviting, benefitting from windows to both the front and rear alongside a feature fireplace, creating a cosy focal point. A cloakroom with WC, pedestal basin and heated towel rail completes the ground floor.

Upstairs, there are four well-proportioned bedrooms arranged around a central landing, all served by a family bathroom fitted with a bath and shower over, WC and basin with storage beneath.

Externally, the property enjoys wrap-around gardens with lawned areas, decked seating and a private fenced courtyard garden which is not overlooked. A bespoke garden room, clad in Iroko hardwood, provides excellent year-round use with insulation, power, network connection, lighting, heating and air conditioning, all beneath a durable EPDM roof.

Further benefits include a converted garage offering additional living or workspace accommodation, two powered sheds with lighting, and convenient side access.

## THE LOCATION

Nestled within the picturesque Suffolk countryside, Cavendish offers a quintessential English village lifestyle surrounded by rolling countryside and the scenic Stour Valley.

The village is renowned for its welcoming community and excellent local amenities including a village shop, traditional pub and primary school. Nearby Clare provides further everyday facilities including a Co-op, doctors surgery, independent shops, restaurants and schooling.

Conveniently positioned for access to Sudbury, Bury St Edmunds and Colchester, the area also offers an abundance of leisure opportunities including countryside walks, cycling routes, equestrian facilities and golf courses. The nearby historic villages of Long Melford and Lavenham are also within easy reach, renowned for their historic architecture, galleries and antique shops.









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**Approximate total area<sup>(1)</sup>**

1327 ft<sup>2</sup>  
123.2 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band - D - West Suffolk District Council

Tenure - Freehold

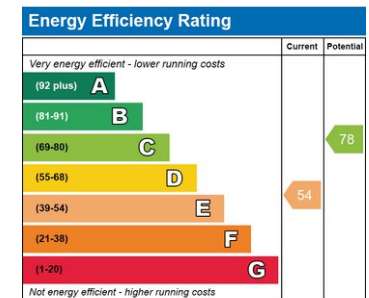
Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage - Voice & Data good outdoor with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities - Oil fired central heating, Water and Electricity. Mains drainage

Property Construction - Standard Brick Built & Render

Planning Permission - Permission has been granted for a 2 story extension, but this has now been lapsed



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6 King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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