



Greys Close, Cavendish, CO10 8BT

**CHEFFINS**



## Greys Close

Cavendish,  
CO10 8BT

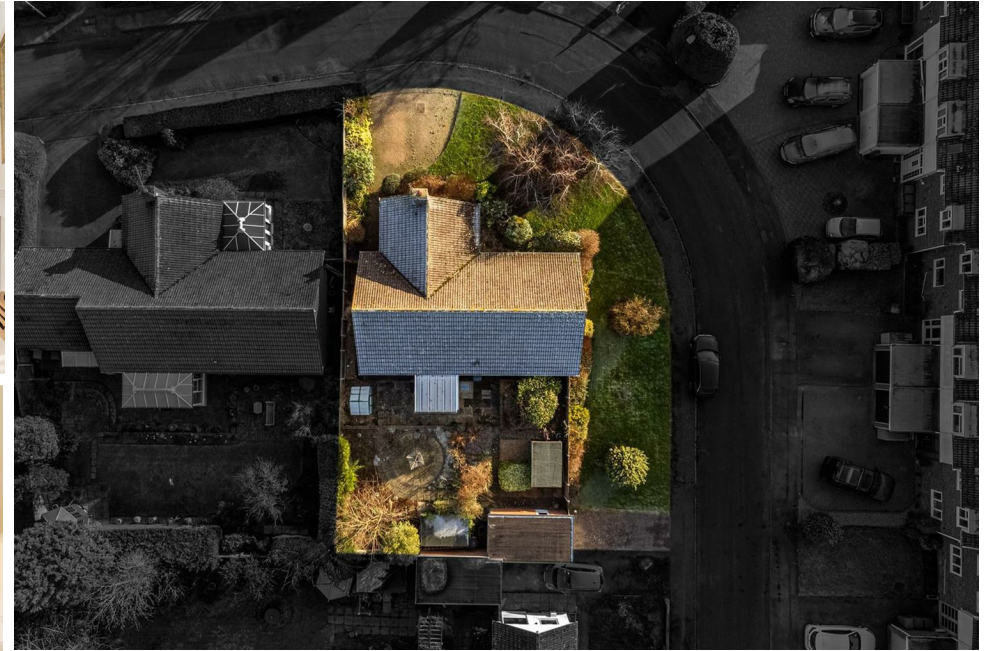
- Detached bungalow
- Refurbished throughout
- Spacious and versatile accommodation
- Good sized corner plot
- Garage and off-street parking
- Tucked-away location in sought-after village

A detached, three bedroom bungalow which has undergone an extensive and high-quality refurbishment to provide a well-appointed and versatile living space, together with a private garden, off-street parking and detached garage. Offered chain free.

3 2 1

**Guide Price £400,000**





## LOCATION

Cavendish, one of the prettiest villages in Suffolk, is famous for its thatched cottages and picturesque green, set against a backdrop of the historic Saint Mary's Church. The village has two popular pubs, The Five Bells & The George Inn and enjoys a quintessential English village scene with a tea room and an antique shop. 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.



## REFURBISHMENT DETAILS

The property has been extensively refurbished by the current owners in recent years. The improvements include, but not limited to:

- Upgraded heating system with new boiler and radiators
- Electric underfloor heating to kitchen, bathroom and shower room
- New electrical consumer unit and partial rewiring
- Refitted kitchen by Knights Country Kitchens with all new appliances
- Refitted bathroom and shower room
- New internal doors with brass furniture
- Replastered and decorated throughout
- Garden fence renewed

Accommodation comprises:

## ENTRANCE HALL

An double glazed entrance door with adjoining obscure double glazed panel. A pair of glazed doors leading to:

## RECEPTION ROOM

A well-proportioned, versatile room with double glazed windows and double glazed doors to three aspects providing a good degree of natural light and views and access to the outdoor space. Fireplace with inset gas stove, bespoke fitted oak shelving and cupboard, further fitted bookcase and feature exposed timbers. A pair of glazed doors leading to:

## INNER HALLWAY

Built-in storage cupboard and door to:

## KITCHEN

Fitted with an extensive range of high quality base and eye level units with worktop space over, twin bowl ceramic sink unit, induction hob, double oven, integrated slimline dishwasher and washing machine, free standing fridge freezer and built-in pantry with bespoke oak shelving. Double glazed window overlooking the garden.

## CONSERVATORY

Double glazed windows enjoying views over the garden and a double glazed door providing access to the outdoor space.

## SHOWER ROOM

Refitted suite comprising shower enclosure, low level WC, pedestal wash basin, heated towel rail, tiled walls and flooring and obscure double glazed window.

## BEDROOM 1

Fitted with an extensive range of bedroom furniture, incorporating cupboards and drawers. Double glazed window to the front aspect.

## BEDROOM 2

Double glazed window to the front aspect overlooking the garden and built-in wardrobe.

## BEDROOM 3

Double glazed window overlooking the rear garden and built-in wardrobe.

## BATHROOM

Refitted suite comprising panelled bath with handheld shower attachment, vanity wash

basin with fitted cupboards, low level WC, heated towel rail, tiled walls and flooring and obscure double glazed window.

## OUTSIDE

The property is set in a no-through road, enjoying a good sized corner plot. To the front of the property is a block paved driveway providing off-street parking, together with a front garden with mature bushes and shrubs. Adjoining the rear of the property is a feature paved terrace and the garden laid to lawn with mature shrubs and planting and a greenhouse. Beyond the garden fence is a lawn area which sits within the Title of the property and could provide an opportunity to extend the garden area.

## GARAGE

Located to the rear of the garden with up and over door, glazed personal door providing access to the garden.

## VIEWINGS

By appointment through the Agents.



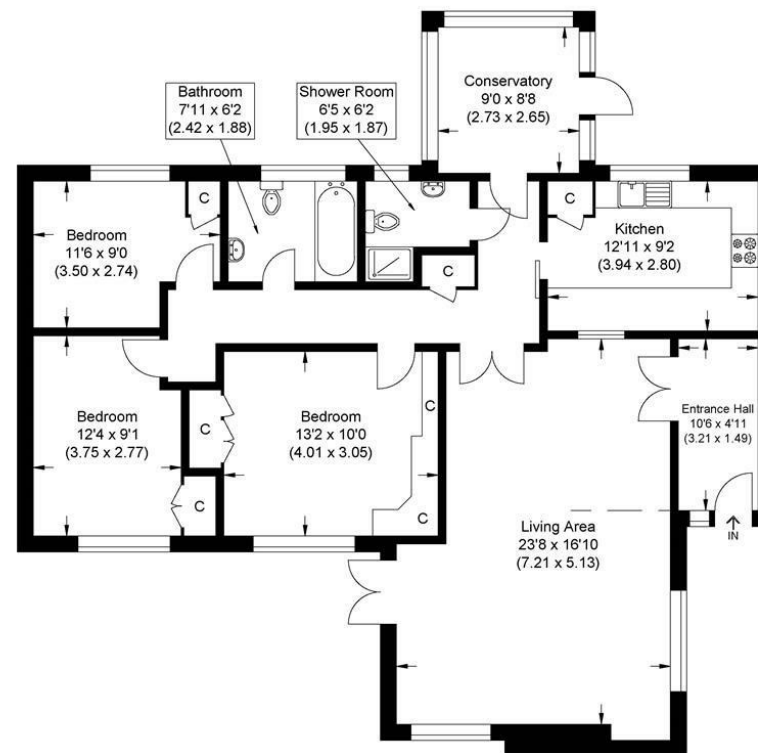
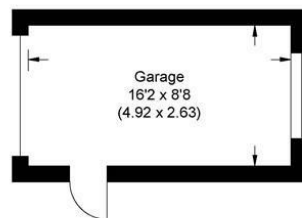






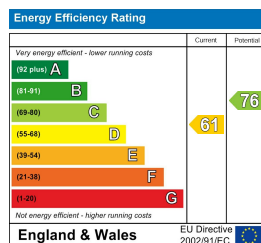


Approximate Gross Internal Area  
115.34 sq m / 1241.50 sq ft  
(Excludes Garage)  
Garage Area 12.94 sq m / 139.28 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price £400,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

