



**12 Pentlow Drive,
Cavendish, Suffolk**

**DAVID
BURR**

12 PENTLOW DRIVE, CAVENDISH, SUDBURY, SUFFOLK, CO10 8AE

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.

A spacious three-bedroom link-detached house offering generous accommodation across two floors with a beautifully landscaped south-facing garden abutting stunning meadow and countryside views.

A spacious three-bedroom link-detached house with south-facing garden and parking.

Obscure panel glass door leading to:-

ENTRANCE HALL: Finished with a brick floor with space for shoes and coats, door leading to garden room and door leading to inner hall.

Inner Hall: Open staircase leading to first floor and doors leading to:-

SITTING ROOM: 19'5" x 12'8" (5.92m x 3.86m) A wonderfully light room with large window overlooking the south-facing garden with meadow views beyond. Your attention in this room is immediately drawn to the gas coal effect fireplace with stone surround mantel and hearth with glass panel door leading to garden room and door leading to:-

KITCHEN/BREAKFAST ROOM: 12'11" x 10'11" (3.94m x 3.33m) The kitchen is fitted with a wide range of matching base and eye level units with a wood effect worktop, tile splashback with space for washing machine, dishwasher, fridge/freezer and oven with further pantry cupboard and useful store and space for a dining table and chair.

GARDEN ROOM: 12'8" x 9'3" (3.86m x 2.82m) Accessed off the sitting room and entrance hall, this room offers panoramic views over the beautifully landscaped garden with French doors leading to the rear terrace and service door to the Garage.

GARAGE: 17'7" x 8'4" (5.36m x 2.54m) Space for a car as well as a workbench with electric up-and-over door with power and lighting connected.

CLOAKROOM: WC and wash hand basin.

First Floor

LANDING: Airing cupboard offering useful shelving storage and doors leading to:-

BEDROOM 1: 12'8" x 10'11" (3.86m x 3.33m) A wonderfully light room with large window offering views over the rear garden and meadows beyond with useful alcove for bedroom furniture.

BEDROOM 2: 12'10" x 11'0" (3.91m x 3.35m) Another generous double bedroom with large window offering views over the front garden and green beyond with space for a large double bed and other furniture.

BEDROOM 3: 8'2" x 6'10" (2.49m x 2.08m) Situated towards the back of the house, this room enjoys views over the garden and countryside beyond.

BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and large cast iron bath with mixer tap and tile surround.

Outside

To the front of the property you will find a long tarmac drive that provides **OFF-ROAD PARKING** with further on street parking available within the cul-de-sac. The front garden is predominantly laid to lawn with established rose

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bush borders with footpath leading to the front door and side access gate leading to the rear garden.

To the immediate rear of the property you will find a large terrace seating area being a great space for entertaining and to enjoy the afternoon sun with well-stocked borders full of seasonal colour to either side with a central lawn area meandering to the back of the garden where you will find a gate leading out to countryside walks. As well as well-stocked colourful borders you will find a range of established trees, shrubs and hedges and a fig tree.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233.

COUNCIL TAX BAND: D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

Phone signal: Yes – EE, O2, Vodafone.

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matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///star.club.clef

VIEWING: Strictly by prior appointment only through DAVID BURR.

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