

DAVID  
BURR



55 Peacocks Close

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Cavendish, Suffolk



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## Cavendish, Suffolk

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This spacious and well-presented 4 bedroom detached property is situated in a quiet cul-de-sac location within this sought after Suffolk village and sits within a large plot with wrap around gardens. The property overlooks a pretty greensward and is within walking distance of schooling, children's play facilities, 2 public houses and the village community store.



- Well presented four bedroom detached property
- Situated in a quiet cul-de-sac location
- Sought after Suffolk Village
- Large plot with wrap around gardens
- Overlooking a pretty greensward
- Within walking distance of amenities

DAVID  
BURR

Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

## INTERIOR

**ENTRANCE HALL** With engineered hardwood flooring, stairs to first floor and storage cupboard.  
**SITTING ROOM** A spacious double aspect room with engineered hardwood flooring and featuring a wood burning stove set upon a stone hearth.  
**KITCHEN/DINER** Fitted with a range of wall and base units under worktops with a Franke composite sink. Newly fitted AEG oven, space for fridge freezer, space and plumbing for a washing machine and dishwasher. French doors leading to the terrace.  
**CLOAKROOM** WC, wash basin and karndean flooring.

### FIRST FLOOR

**LANDING** A light area with airing cupboard and access to the roof space. **BEDROOM 1** A spacious double room with mirrored wardrobes and outlook to the rear aspect. **BEDROOM 2** A spacious double room with outlook to the rear aspect. **BEDROOM 3** Another double room with outlook to front aspect. **BEDROOM 4** With outlook to the rear aspect. **BATHROOM** Recently refitted and stylishly presented with a WC, tiled bath with shower attachment over, vanity sink unit, heated towel rail and extensively tiled walls.

## EXTERIOR

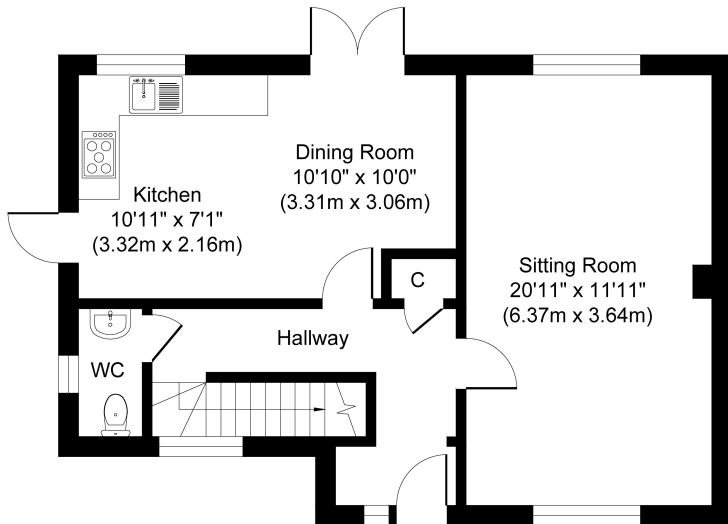
The property is approached via a large front garden retained with post and rail fencing and a hedge row with a large expanse of traditional lawn featuring a mature pear tree with a pathway leading to the front door. The front garden features a decked area with two storage sheds with power and lighting. Gates lead to the extensive side garden to the right hand side of the property with a bespoke iroko-clad double-glazed garden room from Baker & Baker with lighting, power and air-con. There are raised vegetable beds and further fledgling trees leading through to the rear of the property which features a substantial decked dining terrace enjoying a southerly aspect ideal for al fresco entertaining, surrounded by low maintenance shrub borders with a store area and a charming enclosed additional dining area. Gated access leads to the rear parking area and the former single garage which has been converted to create an additional studio/home office.



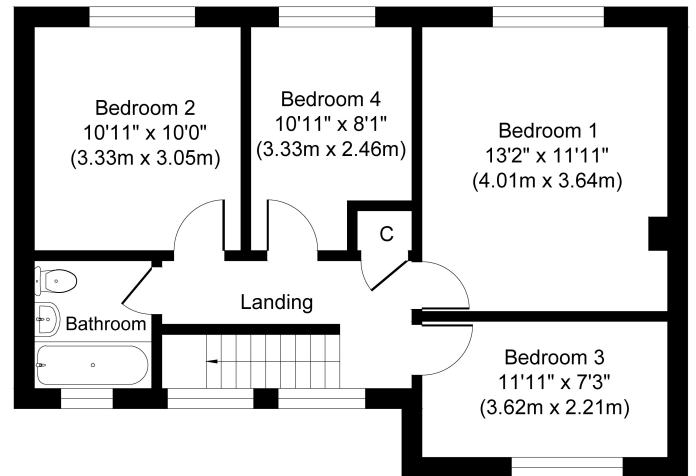
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# Floorplan



**Ground Floor**  
**Approximate Floor Area**  
**606 sq. ft**  
**(56.30 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**586 sq. ft**  
**(54.40 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# Cavendish, Suffolk

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's Liverpool Street.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8DA.

EPC: Band E.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: Rights of Way are in place with regard to access in order to fill oil reserves.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS:

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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**Bury St Edmunds**

01284 725525  
[bury@davidburr.co.uk](mailto:bury@davidburr.co.uk)

**Holiday lets**

01787 888698  
[support@davidburrholidaylets.co.uk](mailto:support@davidburrholidaylets.co.uk)

**Newmarket**

01638 669035  
[newmarket@davidburr.co.uk](mailto:newmarket@davidburr.co.uk)

**Castle Hedingham**

01787 463404  
[hedingham@davidburr.co.uk](mailto:hedingham@davidburr.co.uk)

**Leavenheath**

01206 263007  
[leavenheath@davidburr.co.uk](mailto:leavenheath@davidburr.co.uk)

**Woolpit**

01359 245245  
[woolpit@davidburr.co.uk](mailto:woolpit@davidburr.co.uk)

**Clare**  
**01787 277811**  
**[clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)**

**Long Melford**  
01787 883144  
[melford@davidburr.co.uk](mailto:melford@davidburr.co.uk)

**London SW1**  
0207 839 0888  
[london@davidburr.co.uk](mailto:london@davidburr.co.uk)

[davidburr.co.uk](http://davidburr.co.uk)