



**The Green, Cavendish, Sudbury CO10 8BB**



welcome to

## The Green, Cavendish Sudbury

- Grade II listed
- Three bedrooms
- Spacious lounge
- Kitchen/diner
- Ground floor shower room and first floor bathroom

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£375,000**

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Property Ref:

SUD108851 - 0014

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### Lounge

19' 1" x 11' 9" ( 5.82m x 3.58m )  
Entrance door to front aspect. Two sash windows to front aspect. Open brick fireplace, two radiators, wooden panelling.

### Dining Room

12' 5" max x 10' 6" ( 3.78m max x 3.20m )  
Exposed brick flooring. Brick fireplace with fitted cupboard and storage to the breast. Stairs rising to first floor, two radiators, opening onto:-

### Kitchen

9' 6" x 5' 7" ( 2.90m x 1.70m )  
Small velux window. Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob with extractor over.

### Shower Room

Window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Access to cellar. Radiator.

### Landing

Window to rear aspect. Stair rising from dining room. Airing cupboard. Door with stairs leading to bedroom three.

### Bedroom One

12' 8" x 12' 2" ( 3.86m x 3.71m )  
Sash window to front aspect with views over the green. Built in wardrobe, radiator, feature fireplace, radiator.

### Ensuite

Sash window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

### Bedroom Two

12' 2" x 8' ( 3.71m x 2.44m )  
Window to rear aspect. Built in wardrobe, radiator.

### Bedroom Three

19' 9" x 13' 6" max ( 6.02m x 4.11m max )  
Some restricted height. Lead light window to front aspect. Large walk in wardrobes with radiator and plumbing set up for an ensuite. Two radiators.

### Rear Garden

The low maintenance rear garden is mainly laid to paving and has a fish pond. Access gate, and right of way access.

### Cellar

Not inspected but could make a useful storage area or potentially be good for conversion.



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