



**30 The Granary  
Clare, Suffolk**

**DAVID  
BURR**



# 30 The Granary, Clare, Sudbury, Suffolk CO10 8LL

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A nicely presented three bedroom detached house situated on a sought after yet quiet residential development within walking distance of the main amenities that Clare has to offer. The property enjoys off-road parking, garage with light and power connected and good sized gardens and offers the potential to extend further subject to the necessary planning consents.

## Three bedroom detached house within walking distance of the main amenities.

Entrance into:

**ENTRANCE HALL** With staircase to the first floor and rooms off:

**SITTING ROOM** A spacious reception room with electric fireplace, window to the front and sliding doors to the rear terrace.

**DINING ROOM** Another spacious reception room with plenty of space for a dining room table and chairs, window to the front. Door opening to the:

**KITCHEN** With a range of wall and base units under worktop with 1.5 bowl stainless steel sink inset. Integrated appliances include electric oven, four ring electric hob with extractor over, slimline dishwasher and space for a fridge/freezer, tiled flooring and door to:

**UTILITY ROOM** Space and plumbing for a washing machine under worktop with an additional sink, boiler housing, tiled flooring and door to the garden.

### First Floor

**LANDING** Access to the roofspace, airing cupboard and rooms off.

**BEDROOM 1** A spacious double bedroom with outlook to the rear, two built-in double wardrobes and an **En-Suite** comprising a tiled shower cubicle, WC, pedestal sink unit and tiled walls and floor.

**BEDROOM 2** A double bedroom with built-in double wardrobe and outlook to the front.

**BEDROOM 3** With built-in storage cupboard and outlook to the rear.

### Outside

The property is approached via a driveway providing parking for several vehicles in turn leading to the garage with light and power connected. The front garden is well screened and enclosed by a large tree with a range of mature hedging and a shingle garden. A gated side access leads to the rear with an extensive brick paved dining terrace adjacent an expanse of lawn with short borders and trees interspersed and personal door to the garage.

**SERVICES:** Main drains, electricity and gas-fired heating.

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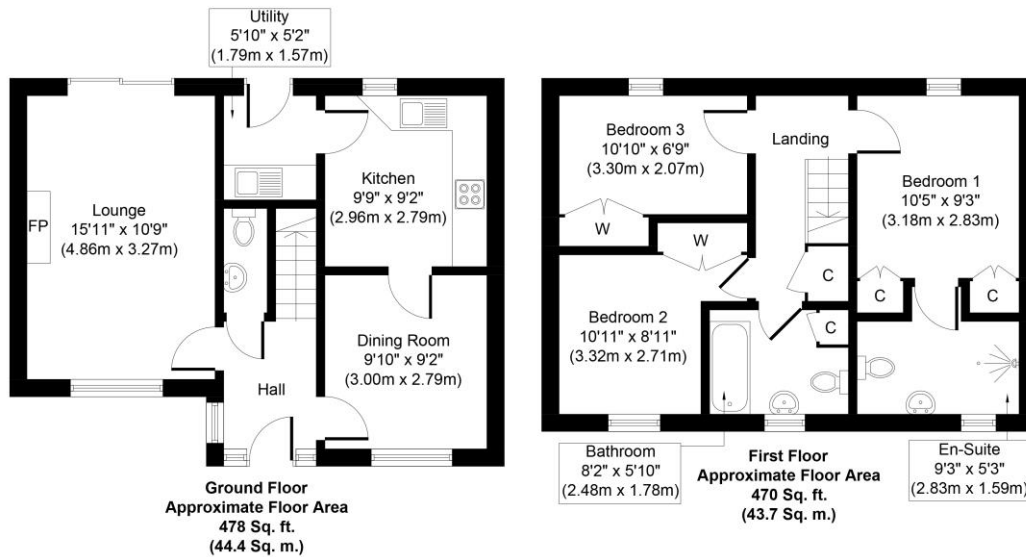
**NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council – 01284 763233

**EPC RATING:** D.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

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