



2 March Place
Clare, Suffolk

DAVID
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2 March Place, Clare, Sudbury, Suffolk CO10 8RH

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 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 spacious, extended and very well presented three bedroom detached property situated in a sought after location on this popular residential development, with off-road parking, garage and low maintenance gardens.

A spacious, extended and very well presented three bedroom detached property situated in a sought after location.

ENTRANCE Via an entrance porch with tiled flooring to:

ENTRANCE HALLWAY With staircase rising to the first floor with cupboard beneath, rooms off:

SITTING ROOM A lovely light and spacious reception room featuring a gas fireplace, inset to chimney, sliding doors to the rear terrace and outlook to the front aspect.

KITCHEN/BREAKFAST ROOM A spacious and well presented kitchen with a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include an electric oven, grill and five ring gas hob, dishwasher whilst there is space and plumbing for a washing machine and fridge/freezer. Door to the garden. Tiled flooring leads through to:

STUDY AREA With plenty of room for a desk and chair and door to:

DINING ROOM With plenty of room for dining table and chairs and outlook to the rear aspect.

SHOWER ROOM With a tiled shower cubicle, vanity sink unit, WC and tiled flooring.

First Floor

LANDING A spacious landing with airing cupboard and access to the roof space, outlook to the front and rooms off:

BEDROOM 1 Double bedroom with storage cupboard, outlook to the rear and door to the:

DRESSING ROOM With range of fitted wardrobes, space for a vanity table and outlook to the front. This room in its original build would be the fourth bedroom and can be reinstated.

BEDROOM 2 Double aspect with outlook to the rear.

BEDROOM 3 Double bedroom with outlook to the front.

BATHROOM Fitted with a bath with shower attachment over, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

Outside

The property sits on a generous corner plot with low maintenance two-tiered shingle front gardens with a range of mature flower beds and borders. The property features an expansive side garden and parking to the rear, with access to the garage with light and power connected. The rear garden gate brings you into the low maintenance rear gardens with designated areas for alfresco dining and a section of lawn. Predominantly low maintenance gravel garden interspersed with mature flower beds and trees.

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

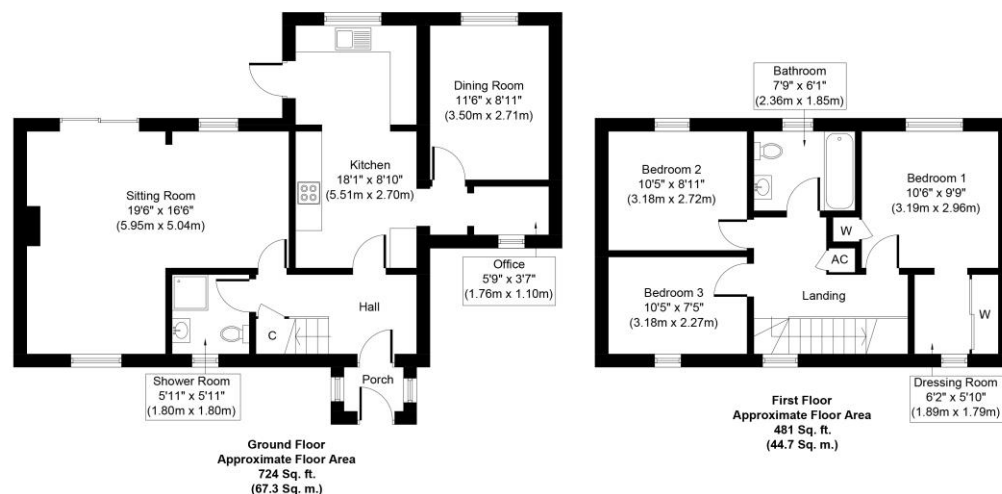
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233. Council Tax Band: D. £2,084.43 per annum.

EPC RATING: C.

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

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