



8 Ashen Road
Clare, Suffolk

DAVID
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8 Ashen Road, Clare, Sudbury, Suffolk CO10 8LQ

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.

This beautifully presented extended Victorian property is situated on a quiet road within a short walk to Clare's main amenities and enjoying countryside view and walks. This spacious accommodation is presented in meticulous fashion and benefits from attractive high ceilings, off-road parking, double garage, gardens and home office/games room.

A beautifully presented Victorian property situated within a short walk of Clare's main amenities.

Entrance into:

HALLWAY A spacious hallway with staircase to the first floor with storage cupboard beneath, picture rail and doors to:

SITTING ROOM A delightful reception room with Victorian cast iron fireplace with log grate and decorative mantel with extensive built-in storage into the chimney recesses, picture rail, replica cast iron radiators and bay window to the front aspect.

DINING ROOM With exposed floorboards, log burning stove set upon a tiled hearth with extensive storage and shelving built into the chimney recesses, picture rail, replica cast iron radiator and French doors leading to the terrace.

KITCHEN A charming country kitchen fitted with a range of wall and base units under worktop with sink and drainer inset. Integrated appliances include an Esse two oven cooker with dual hotplates, separate Bosch electric oven with four ring induction hob, microwave oven and warming drawer, whilst there is space for an American style fridge/freezer, plenty of space for a breakfast table and chairs and door to:

UTILITY ROOM With limestone tiled flooring, space and plumbing for a washing machine under worktop and door leading to the garden.

SHOWER ROOM With tiled shower cubicle, WC and wash hand basin and underfloor heating.

First Floor

LANDING A spacious landing with airing cupboard, access to the roof.

BEDROOM 1 A spacious double bedroom with decorative cast iron fireplace, picture rail and sliding sash window to the front with views across open countryside beyond.

BEDROOM 2 Another spacious double bedroom with picture rail and sliding sash window to the rear.

BEDROOM 3 Double bedroom with picture rail and sliding sash window to the rear.

BEDROOM 4 With picture rail and sliding sash window to the front aspect with views over open countryside, currently utilised as a study.

BATHROOM Stylishly fitted with roll top bath with ball and claw feet with shower over, pedestal sink unit, WC, heated towel rail and part panelled walls and window to the rear with window shutters.

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Outside

The property is approached via a gravel driveway providing parking for several vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected. The front gardens feature shingle walkways with a traditional lawn and mature tree enclosed with a charming brick wall with decorative ironwork. Gates lead through to the rear garden which features an extensively paved dining terrace and steps lead down to an area of traditional lawn with mature hedge and fenced borders, log store and rear door to the garage which is currently segregated into a **WORKSHOP** and a **GYMNASIUM** with staircase leading to the first floor which has been converted to full functional use as a **HOME OFFICE/OCCASIONAL ACCOMMODATION** or **GAMES ROOM**.

SERVICES: Septic Tank. Main electricity and oil-fired heating via the Esse Cooker. **NOTE:** None of the services have been tested by the agent.

TENURE: Freehold.

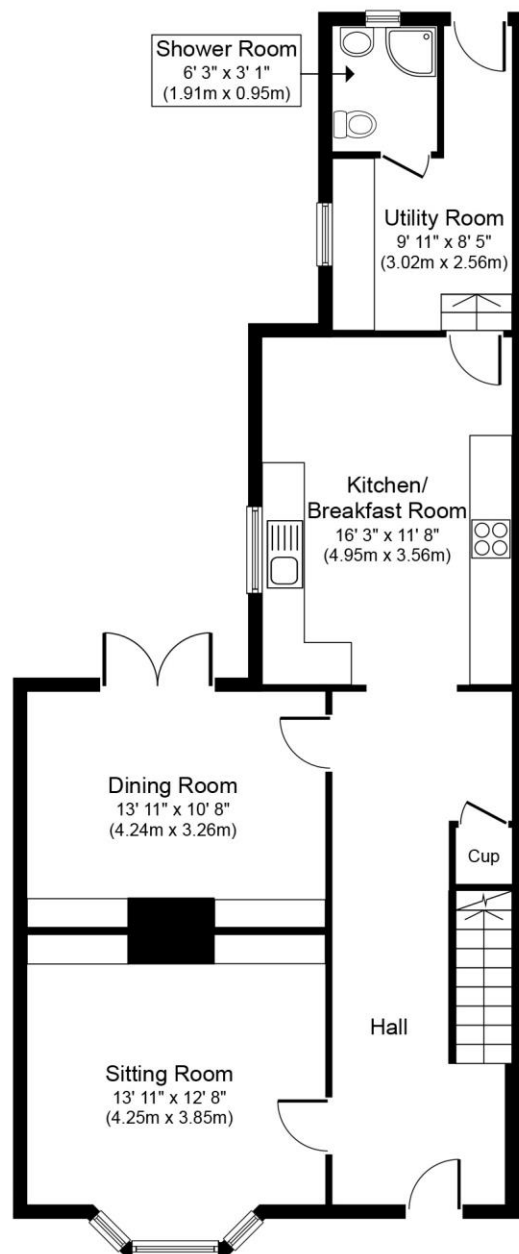
LOCAL AUTHORITY: Braintree District Council.
Council Tax Band: D. £1,998.46 per annum.

EPC RATING: TBC.

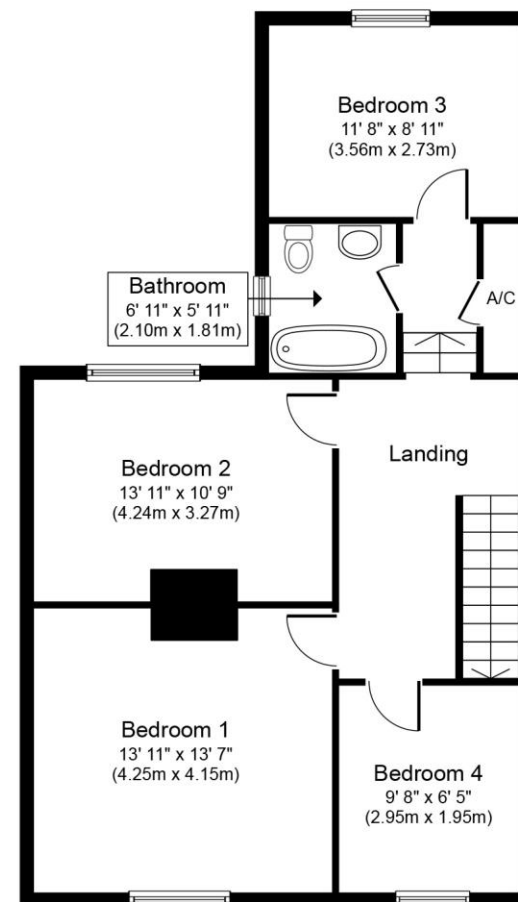
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
872 sq. ft.
(81.0 sq. m.)



First Floor
Approximate Floor Area
732 sq. ft.
(68.0 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. 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.

