



**37 Cavendish Road
Clare, Suffolk**

**DAVID
BURR**

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 stylish and well presented three bedroom Victorian semi-detached property situated within a stone's throw of the heart of Clare's main amenities. The property enjoys well proportioned living accommodation with a range of interesting character features and a good sized rear garden.

A stylish and well presented three bedroom semi-detached property within a stone's throw of the amenities.

Entrance into:

HALLWAY With staircase to the first floor and rooms off:

SITTING ROOM A well presented reception room with bayed window to the front aspect, picture rail, ceiling rose and feature fireplace with open fire and cast iron log grate set upon a brick tiled hearth.

KITCHEN/BREAKFAST ROOM Comprising a stylish modern kitchen with a range of wall and base units under worktop with 1.5 stainless steel sink inset. Integrated appliances include electric oven and four ring hob, whilst there is space for a washing machine and dishwasher. Breakfast bar and plenty of space for dining table and chairs, sash window to the rear and understairs storage cupboard. Leads through to:

UTILITY ROOM With a further range of storage, space for a fridge freezer, space for a tumble drier and undercounter fridge. Door to rear.

BATHROOM Comprising panel bath with shower over, pedestal sink unit, WC, part panel and part tiled walls, heated towel rail and storage cupboard.

First Floor

LANDING With access to the roof space and rooms off:

BEDROOM 1 A particularly spacious double bedroom with sash window to the front aspect, wardrobes built into the chimney recess.

BEDROOM 2 Another spacious double bedroom with outlook to the rear, wardrobes built into the chimney recess.

BEDROOM 3 Another double bedroom with outlook to the rear.

Outside

The property is approached via an enclosed front garden with pathway leading to the door. A passageway leads to the generous rear gardens with extensive dining terrace, stone and shingle terrace set adjacent flower beds and storage shed to the rear. **AGENT'S NOTE:** As is uncommon with properties of this nature a Right of Way is established.

TENURE: Freehold.

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

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

37 Cavendish Road, Clare, Sudbury, Suffolk CO10 8PE

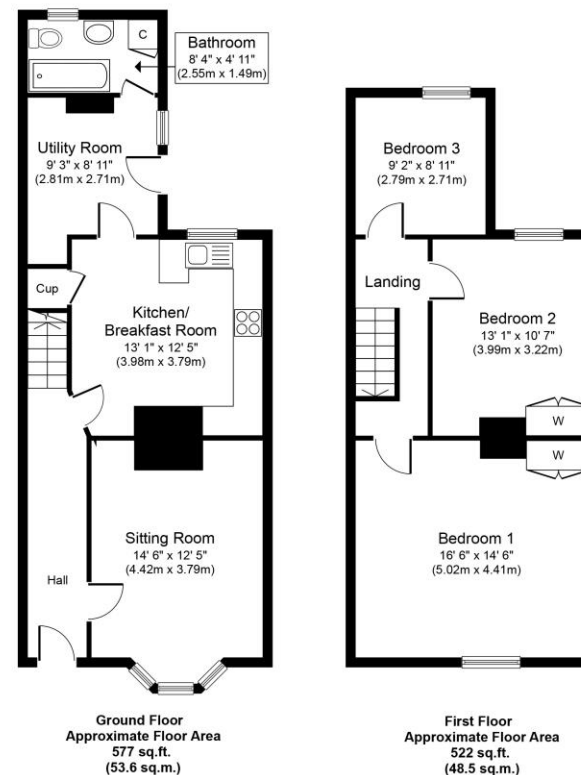
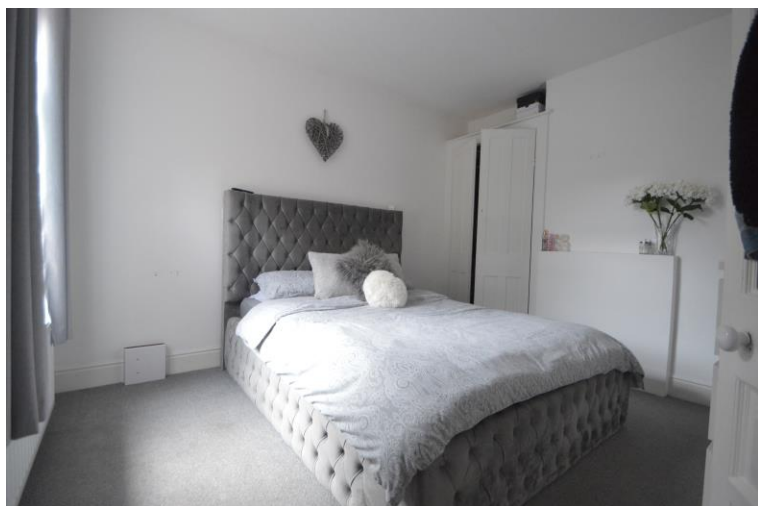
LOCAL AUTHORITY: West Suffolk Council.

Council Tax Band: C. £1,773.07 per annum.

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

EPC RATING: D.

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