



**29 March Place  
Clare, Suffolk**

**DAVID  
BURR**

# 29 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 charming and spacious four bedroom detached house in need of some cosmetic improvement works situated on one of Clare's most sought after developments within walking distance to the town centre. The property enjoys generous gardens, extensive off-road parking and garage.

## A charming and spacious detached house situated on one of Clare's most sought after developments.

Entrance into:

**PORCH** With door leading to the:

**HALLWAY** A spacious hallway with staircase leading to the first floor with storage underneath. Doors opening to:

**SITTING ROOM** A charming reception room with outlook to the front aspect with French doors opening to the:

**KITCHEN/BREAKFAST ROOM** A spacious open-plan kitchen/breakfast room with a range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include electric oven and four ring hob whilst there is space for a washing machine and fridge/freezer. Plenty of space for dining table and chairs. The spacious breakfast area leads out to the garden.

### First Floor

**LANDING** A spacious landing with airing cupboard and access to the roof. Rooms off:

**MASTER BEDROOM** A spacious double bedroom with built-in wardrobes and an **En-Suite** comprising tiled shower cubicle, WC and pedestal sink unit.

**BEDROOM 2** A spacious double bedroom with outlook to the rear.

**BEDROOM 3** Another spacious double bedroom with the potential for building built-in cupboards and outlook to the front aspect.

**BEDROOM 4** Double bedroom with built-in storage and outlook to the rear.

**BATHROOM** Stylishly finished with panelled bath with shower over, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring.

### Outside

The property is approached via an extensive block paved driveway providing parking and turning for multiple vehicles in turn leading to the **GARAGE** with up and over door, light and power connected. A side gate leads through to the rear of the property which leads to an extensively paved dining terrace, wooden pergola set adjacent an expanse of traditional lawn surrounded with border fencing.

**SERVICES:** Mains drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: D. £1,994.70 per annum.

**EPC RATING:** TBC.

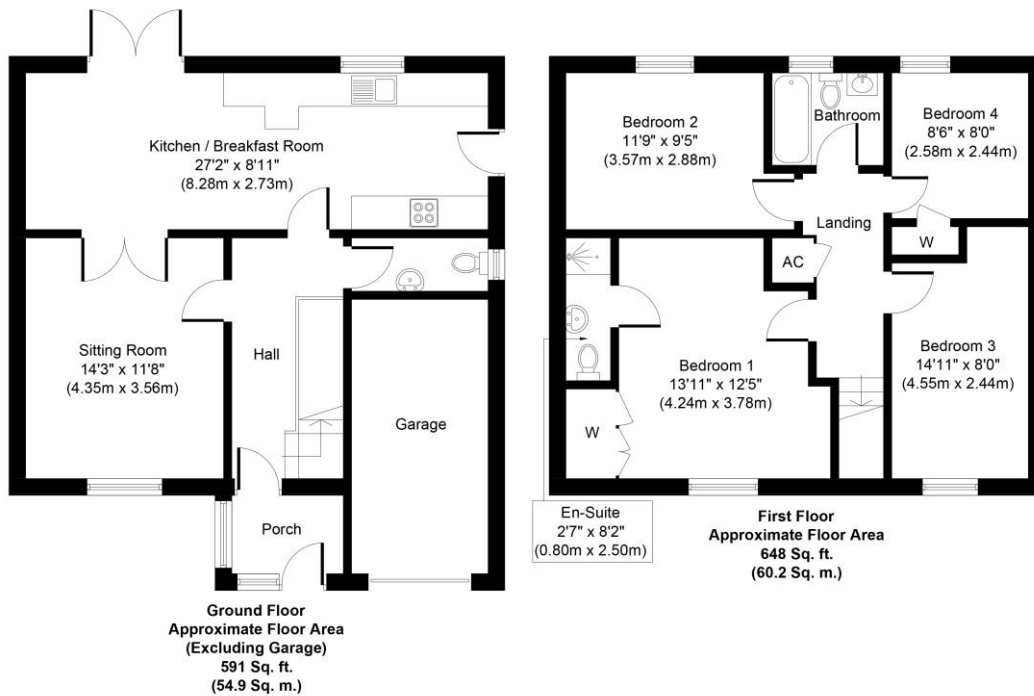
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**TENURE:** Freehold.

**WHAT THREE WORDS DIRECTIONS:** Reference, bright, husband.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

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