



26 Bridewell Street  
Clare, Suffolk

DAVID  
BURR



# 26 Bridewell Street, Clare, Sudbury, Suffolk CO10 8QD

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 detached chalet bungalow situated in a quiet tucked away location within walking distance of amenities enjoying stunning views over Clare Common. The property offers tastefully presented, modern living accommodation with a ground floor bedroom and two further first floor bedrooms, all set within mature gardens with off-road parking and a single garage.

## A unique detached property in a quiet tucked away location overlooking Clare Common.

Entrance into:

**ENTRANCE HALL** With tiled flooring and coat rail.

**SITTING ROOM** A lovely light double aspect room with tiled flooring and views over Clare Common.

**KITCHEN/BREAKFAST ROOM** The hub of the home, a light and airy space fitted with a range of units under worktops with a 1.5 bowl sink and drainer inset. Appliances include an electric oven and four ring gas hob, space for an American style fridge/freezer whilst the central island provides further storage and breakfast bar with power point.

**CONSERVATORY** A delightful room with tiled flooring and French doors opening to the garden and views over Clare Common.

**UTILITY ROOM** Fitted with further units under worktops with plumbing for a washing machine and space for a tumble drier. Door leading to the driveway, water softener, cupboard housing the pressurised hot water cylinder and underfloor heating controls and boiler.

**CLOAKROOM** WC and wash basin.

**BEDROOM 1** With tiled flooring and outlook to the side aspect. **En-Suite** with WC, wash basin and tiled shower cubicle.

### First Floor

**LANDING** A landing leads to:

**BEDROOM 2** A light double aspect room with views over Clare Common and large walk-in cupboard.

**BEDROOM 3** Also enjoys stunning views over Clare Common.

**BATHROOM** Tastefully fitted with a white WC, wash basin, bath and storage cupboards.

### Outside

The property is situated in a quiet tucked away location with vehicular access up Sheepcote Lane and an additional private pedestrian access onto Bridewell Lane. The gates open onto a driveway providing parking for several vehicles, in turn leading to the single **GARAGE** with up and over door, light and power connected. The gardens surround the property and are predominantly lawned with extensive paved terrace areas enjoying a southerly aspect, mature beds and borders, a garden shed, raised beds and fruit cages all enjoying the wonderful backdrop over Clare Common.

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**TENURE:** Freehold.

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

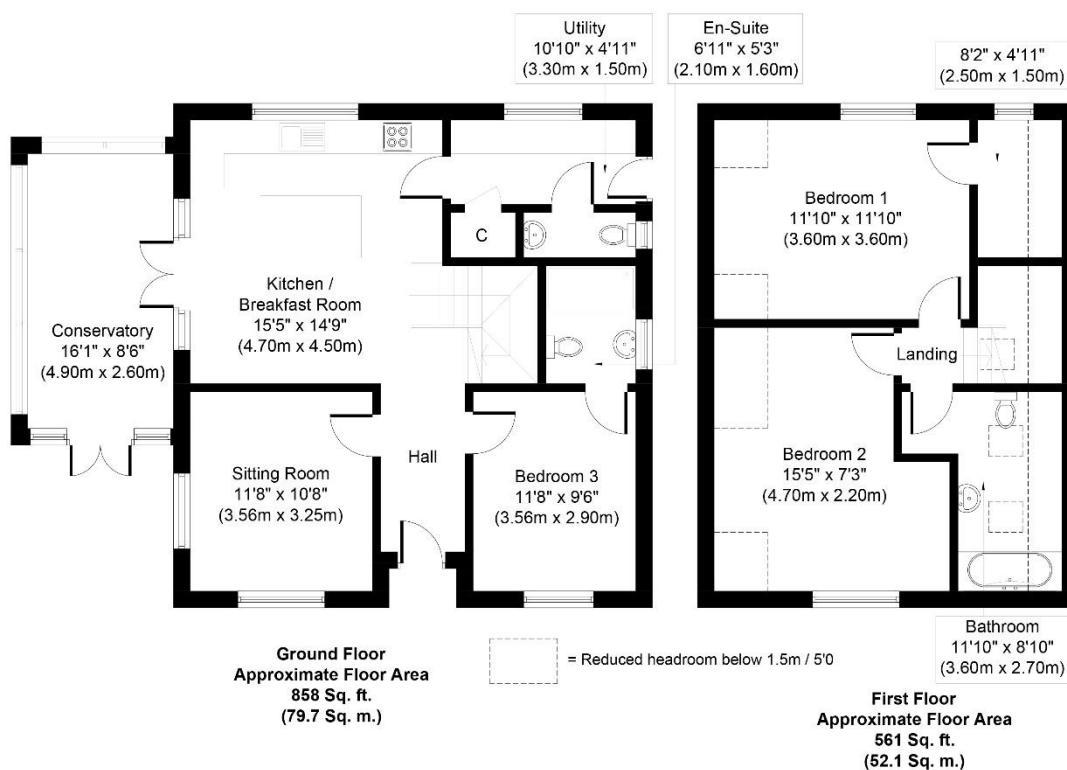
**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band:C. £1,852.83 per annum.

**EPC RATING:** D.

**WHAT THREE WORDS DIRECTIONS:** inhales, puzzle, mega.

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

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