



**16 Highfield
Clare, Suffolk**

**DAVID
BURR**

16 Highfield, Clare, Sudbury, Suffolk CO10 8PG

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 deceptively spacious circa 1,229 sq.ft extended three bedroom semi-detached property with the added benefit of off-road parking for several vehicles and garden, within walking distance of the town centre.

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Entrance into:

HALLWAY Door to front aspect, stairs rising to the first floor and double-glazed window to side aspect.

SITTING ROOM A bright room with brick fireplace, double glazed window to front aspect and opening onto: -

DINING ROOM Bi-fold doors and door to rear aspect. Double glazed window to side aspect. Views out onto the rear garden.

KITCHEN A spacious room with double glazed windows to rear and side aspects. Velux window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Rangemaster cooker, sink and drainer unit with one and a half bowl. Breakfast bar. Space for appliances. Large understairs cupboard.

CLOAKROOM With double glazed window to side aspect. Suite comprising WC, wash hand basin and heated towel rail.

First Floor

LANDING With rooms off:

BEDROOM 1 Double glazed window to front aspect. Exposed brick chimney breast and built in wardrobes.

BEDROOM 2 Double glazed window to rear aspect. **En-Suite** With Velux window. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail.

BEDROOM 3 Double glazed window to rear aspect. Radiator.

BATHROOM Suite comprising low level WC, vanity wash hand basin and freestanding bath. Heated towel.

Outside

A large gravelled driveway provides off road parking for several vehicles. The rear garden commences with a large patio seating terrace and the remainder is predominantly laid to lawn with rear gate access and a shed.

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TENURE: Freehold.

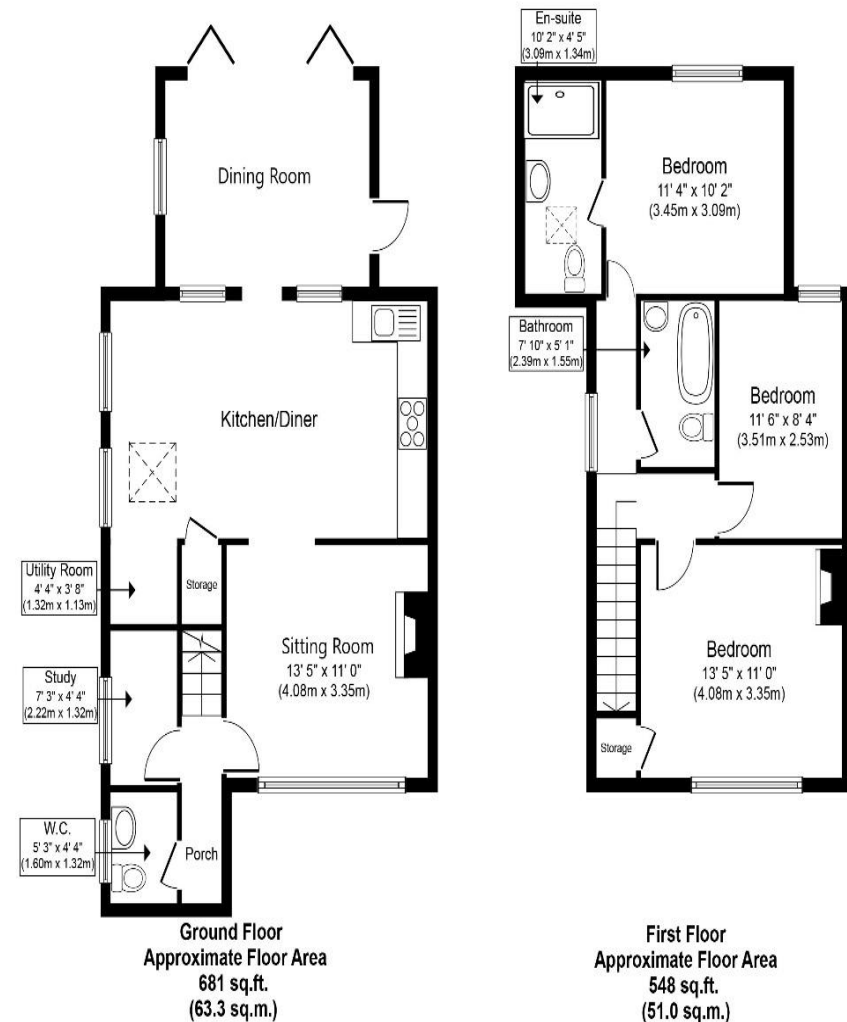
SERVICES:. Mains drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: B. £1,621.22 per annum.

EPC RATING: D

VIEWING: Strictly by prior appointment through DAVID BURR.

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