



Green Heys, Snow Hill, Clare, Sudbury, Suffolk CO10 8QE

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent church of 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 spacious circa. 2,224 sq.ft detached house extensively renovated in 2016. Green Heys offers beautifully presented living accommodation with plenty of off-road parking, garage and generous gardens of about a third of an acre within walking distance of the town's amenities. Its elevated position provides attractive views.

A spacious circa. 2,224 sq.ft detached house situated within an elevation position offering beautifully presented living accommodation within walking distance of the town's amenities.

Entrance into:

ENTRANCE HALL A light hallway with staircase to the first floor with storage beneath and rooms off.

SITTING ROOM A spacious dual aspect reception room featuring a wood burning stove set upon a slate hearth and French doors leading to the:

GARDEN ROOM A later addition with roof lantern, views across the garden, travertine tiled flooring and French doors to the terrace.

KITCHEN/BREAKFAST ROOM Forming the hub of the home this spacious open-plan bespoke kitchen by Suffolk Handmade Kitchens, has a range of wall and base units under a granite worktop with double Butler sink inset. Integrated appliances include a range style cooker, dishwasher, fridge/freezer, opening through to the large breakfast area with plenty of space for dining table and chairs, further storage, outlook to the front and door to:

DINING ROOM A versatile space that could be utilised as a dining room/study or children's play area with outlook to the front.

BOOT ROOM A practical space with door leading into the **garage**, travertine tiled flooring, door to the rear and door to the:

UTILITY ROOM With double Butler sink with storage beneath, space and plumbing for a washing machine and tumble drier, housing for boiler and hot water cylinder.

CLOAKROOM WC, washbasin with marble surround, storage cupboard and water softener.

First Floor

LANDING A light and spacious landing with access to the roof space and rooms off.

BEDROOM 1 A generous double bedroom with triple aspect, two pairs of double built-in wardrobes with space between for a vanity unit. **En-Suite** comprising marble tiled shower cubicle, wash hand basin, WC, heated towel rail and extensively marble tiled walls and flooring.

BEDROOM 2 A further generous double bedroom with outlook across the front gardens, greensward and countryside beyond.

BEDROOM 3 Another spacious double bedroom with outlook to the rear.

Offices at: Clare 01787 277811 Bury St Edmunds 01284 725525 Long Melford 01787 883144 Leavenheath 01206 263007 Castle Hedingham 01787 463404 Woolpit 01359 245245 Newmarket 01638 669035 Linton & Villages 01440 784346 London SW1 0207 839 0888

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BEDROOM 4 A further double bedroom with eaves storage and outlook to the front and side.

BATHROOM A generously proportioned and stylishly presented bathroom comprising panelled bath with shower attachment over, separate tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

Outside

The property is approached via a driveway leading to a parking and turning area for several vehicles, in turn leading to the **GARAGE** with light and power connected. The generous front gardens are predominantly lawned with areas of planting, interspersed with mature trees and hedging opening into a side garden with further areas of traditional lawn, mature beds, planting and hedging leading round to the rear of the property with a continuation of a traditional lawn, range of mature beds to the rear hedged boundary, interspersed with several fruit trees an extensively paved dining terrace presenting with a southerly aspect, ideal for alfresco entertaining complemented by charming flower beds, arbours and pergolas.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233. Council Tax Band: F. £3,010.84 per annum.

EPC RATING: TBC.

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

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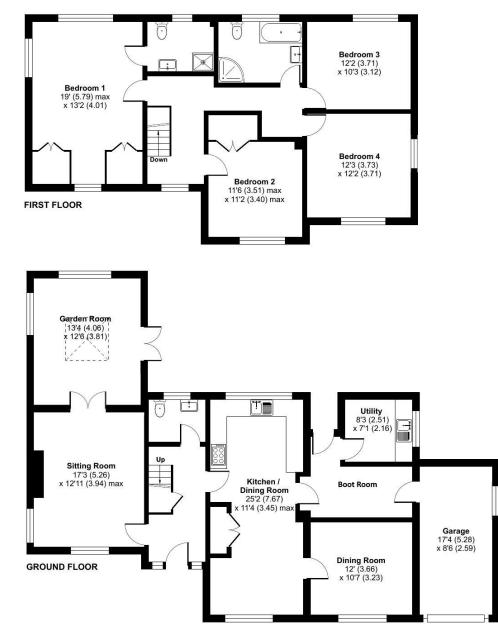




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Approximate Area = 2077 sq ft / 192.9 sq m Garage = 147 sq ft / 13.6 sq m Total = 2224 sq ft / 206.5 sq m For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2023. Produced for David Burr Ltd. REF: 1028231

