



**Green Heys**  
**Clare, Suffolk**

**DAVID  
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# 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.

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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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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





