



**14 Pask Way
Clare, Suffolk**

**DAVID
BURR**

14 Pask Way, Clare, Suffolk CO10 8FJ

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 church. 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.

This substantial detached property is situated in a quiet tucked away location backing onto open countryside. The property offers light and spacious living accommodation featuring a modern kitchen and bathrooms with off-road parking, a double garage, studio and enclosed rear gardens all within walking distance of the amenities in Clare.

A detached four bedroom property with parking and a double garage all within walking distance of the amenities.

ENTRANCE HALL With stairs rising to the first floor with cupboard under.

SITTING ROOM A large double aspect room with French doors opening to the garden and doors opening to the:

DINING ROOM A lovely light room with fitted units and views to the rear garden.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a sink and drainer inset. Integrated appliances include an eye level double oven with induction hob, integrated fridge/freezer and dishwasher. Space for a breakfast table and chairs and door to:

UTILITY ROOM With further units under worktops, stainless steel sink and drainer, integrated washing machine and door leading to the side.

CLOAKROOM WC and wash basin.

First Floor

LANDING With airing cupboard and doors lead to:

BEDROOM 1 A lovely light room with fitted wardrobe, storage cupboard and **en-suite** with a stylish modern WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 2 With a range of fitted wardrobes and outlook to the front.

BEDROOM 3 With a fitted wardrobe and countryside views to the rear.

BEDROOM 4 Countryside views to the rear.

BATHROOM Fitted with a WC, wash basin, large shower cubicle and heated towel rail.

Outside

The property is approached by a gravel driveway leading to the **DOUBLE GARAGE** with up and over doors, light and power and ample space for storage. An area of side garden with lawn and mature planting leads to a gate providing access to the rear gardens which feature a two tiered garden with an extensively paved dining terrace ideal for Al-fresco with steps leading up to a lawn with mature flower beds and borders and high level fence to the rear boundary. The garden enjoys a **Studio** and summerhouse, all backing onto open countryside.

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

LOCAL AUTHORITY: West Suffolk Council – 01284 763233

EPC RATING: TBC

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



