

14 Pask Way Clare, Suffolk 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.

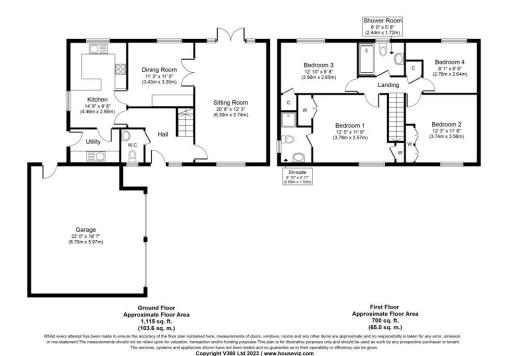
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**SERVICES:** Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council – 01284 763233

**EPC RATING:** TBC

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







Offices at: Clare 01787 277811 Bury St Edmunds 01284 725525 Long Melford 01787 883144 Leavenheath 01206 263007 Castle Hedingham 01787 463404 Woolpit 01359 245245







