



**3 Hertford Road
Clare, Suffolk**

**DAVID
BURR**

3 Hertford Road, Clare, Sudbury, Suffolk CO10 8QH

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 three bedroom property is situated in a sought after location within walking distance of amenities in Clare. The property has been significantly extended and updated by the current owners to create a stylish and comfortable home finished to a high standard, with open-plan living accommodation, off-road parking and south facing enclosed rear gardens.

A stylish and spacious home with open-plan living accommodation within walking distance of amenities

Entrance into:

First Floor

ENTRANCE HALL With stairs rising to the first floor and tiled flooring.

LANDING Leads to:

SITTING ROOM A lovely light room featuring a wood burning stove with outlook to the front. French doors open through to the:

BEDROOM 1 Enjoying a lovely outlook to the front with storage cupboards in the eaves.

KITCHEN/DINING ROOM The hub of the home offering an open-plan feel, extensively fitted with a bespoke Knights Country Kitchen comprising handmade cabinetry under granite worktops with a Butler sink inset. Appliances include a range cooker with a five ring gas hob and hotplate. Integrated fridge/freezer, dishwasher, space for a tumble drier and plumbing for a washing machine. A central island provides further storage and a breakfast bar. The kitchen is open-plan through to the **Dining Room** with tiled flooring and bi-fold doors opening to the garden, whilst also open-plan through to the:

BEDROOM 2 A spacious room with a pleasant outlook to the front.

BEDROOM 3 Outlook to the rear.

LIVING ROOM A lovely light room featuring tiled flooring and outlook over the rear garden.

BATHROOM Stylishly fitted with a white WC, wash basin, tiled shower cubicle, bath, heated towel rail and extensively tiled walls and floor.

LAUNDRY ROOM A useful space with two sets of double cupboards, leading through to the:

Outside

SHOWER ROOM Tastefully fitted with a white WC, wash basin and tiled shower cubicle.

The property is approached via an extensive driveway providing parking for several vehicles with the front gardens predominantly lawned with mature shrub borders and a gated access leading to the rear. The garage whilst having been converted for living accommodation still retains a Store Room. The rear gardens are an asset to the property enjoying a southerly aspect with extensively paved terraces leading down to the lawn, flanked by mature beds and borders, beyond which is a covered entertaining space with light and power connected, ideal for a hot tub and Al Fresco dining with a large garden shed providing further storage.

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LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: C. £1,852.83 per annum.

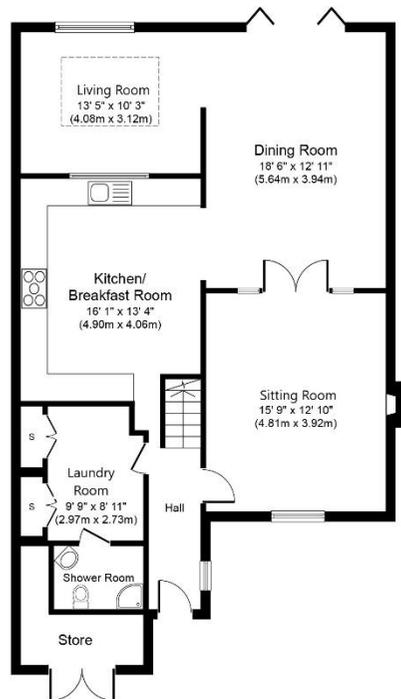
EPC RATING: C.

TENURE: Freehold.

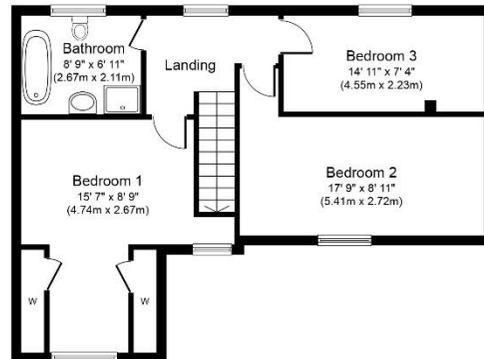
SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

VIEWING: Strictly by prior appointment through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
1,048 sq.ft.
(97.4 sq.m.)



First Floor
Approximate Floor Area
623 sq.ft.
(57.9 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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