



4 Brookside
The Street, Poslingford

DAVID
BURR

4 Brookside, The Street, Poslingford, Suffolk CO10 8QZ

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.

This 3 bedroom semi-detached property is situated in a quiet village location backing onto meadowland. The property offers spacious living proportions with the potential to enlarge (subject to the necessary planning consents) being set within large mature gardens with ample off-road parking. In all about 0.21 of an acre.

A spacious semi-detached property set within large gardens within a quiet village location.

Entrance into:

ENTRANCE LOBBY: With stairs rising to the first floor.

SITTING ROOM: A light double aspect room with fireplace recess and outlook to the rear.

KITCHEN/DINING ROOM: Extensively fitted with a range of units under worktops with a stainless steel sink and drainer inset. Appliances include an electric oven and four ring hob, plumbing for a washing machine and space for a fridge. There is a useful cupboard under the stairs and an additional cupboard with space for a tumble drier and shelving.

BATHROOM: Fitted with a wash basin and bath.

CLOAKROOM: WC.

First Floor

LANDING: Featuring cupboard and doors to:

BEDROOM 1: A lovely light room with outlook to the side.

BEDROOM 2: With storage cupboard and outlook to the front.

BEDROOM 3: With outlook to the rear.

Outside

The property is approached via a driveway providing parking for several vehicles with the front garden predominantly lawned with mature trees and shrubs. To the side is a paved area with a large timber shed with an additional shed to the rear. The rear gardens are an asset to the property being predominantly lawned interspersed by various beds and borders and mature trees and shrubs including Silver Birch and Ornamental Plumb all backing onto meadowland. In all about 0.21 of an acre.

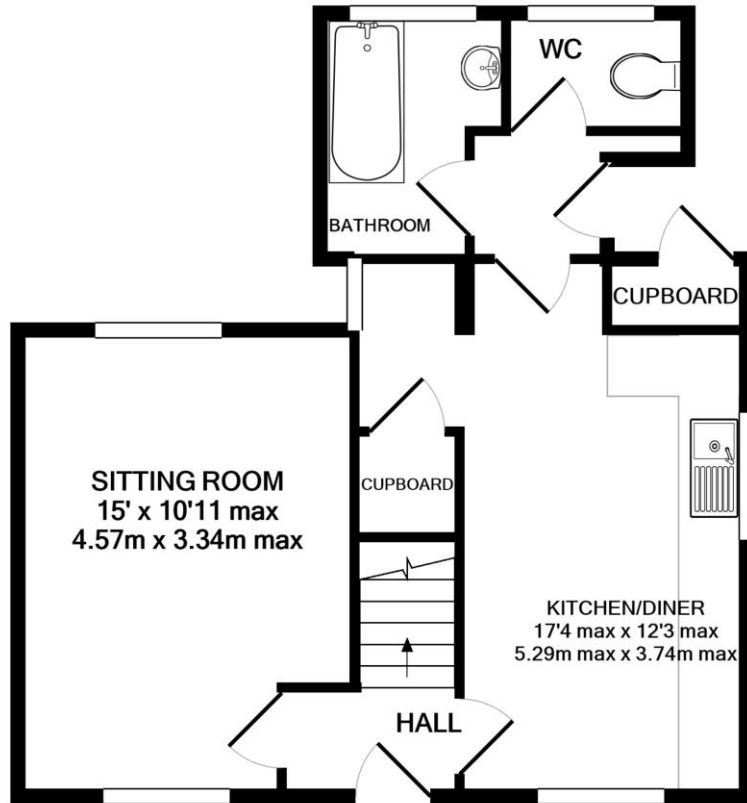
SERVICES: Mains drains, mains water, electricity and oil-fired heating.
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233. Council Tax Band: C. £1,773.66.

EPC RATING: D.

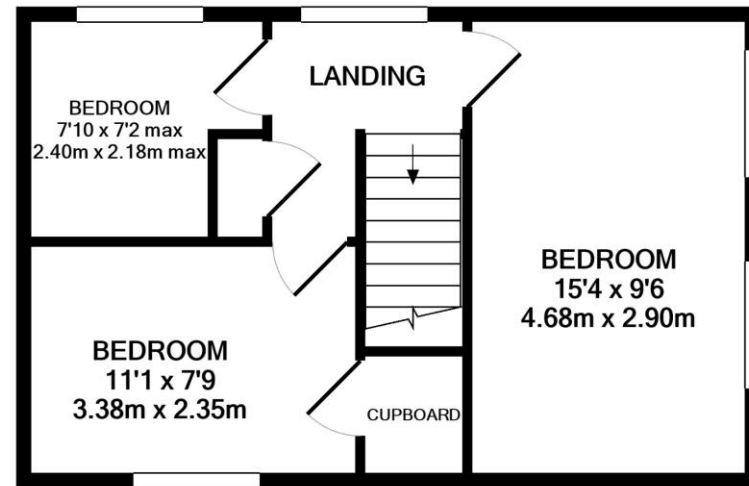
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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
 APPROX. FLOOR
 AREA 472 SQ.FT.
 (43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)
 Made with Metropix ©2021



1ST FLOOR
 APPROX. FLOOR
 AREA 356 SQ.FT.
 (33.1 SQ.M.)

