



**7 Gloucester Place  
Clare, Suffolk**

**DAVID  
BURR**



# 7 Gloucester Place, Clare, Sudbury, Suffolk CO10 8QR

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.

A spacious and extended three bedroom detached property situated in a quiet cul-de-sac location overlooking the greensward within a short walk to the town's main amenities.

## A spacious and extended three bedroom detached property situated in a quiet cul-de-sac location within a short walk to the town's amenities.

Entrance into:

**HALLWAY** Spacious hallway with staircase to the first floor and doors opening to:

**SITTING ROOM** A charming reception room with log burning stove set upon a stone hearth with oak bressummer, storage and shelving set into the chimney recess. French doors leading through to the:

**CONSERVATORY** With tiled flooring and doors opening through to the terrace.

**KITCHEN** Comprehensively fitted with a range of wall and base units under worktop with 1.5 bowl inset. Integrated appliances include electric oven and grill, four ring electric hob with extractor over, undercounter fridge, dishwasher and outlook to the rear. Opening through to the:

**UTILITY ROOM** With further space for washing machine, tumble dryer and fridge/freezer. Tiled flooring and door to outside.

**SHOWER ROOM** Comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail, part tiled walls and floor.

**STUDY/PLAYROOM** Currently used as a children's playroom but could be utilised as a dining room.

### First Floor

**LANDING** With airing cupboard and rooms off.

**BEDROOM 1** A spacious double bedroom with outlook to the front and built-in wardrobes.

**BEDROOM 2** Another double bedroom with outlook to the front.

**BEDROOM 3** A further double bedroom with outlook to the rear.

**BATHROOM** Comprising a panel bath with shower over, pedestal sink unit, WC, heated towel rail and extensively tiled walls.

### Outside

The property is approached via a driveway providing parking for several vehicles in turn leading to the **GARAGE** with light and power connected. The front gardens are predominantly landscaped with tiered areas incorporating mature trees and planting, with a brick paved pathway leading to the front door. A gated access leads through to the rear of the property with a generous rear garden with paved dining terrace set adjacent an area of traditional lawn enclosed with border fencing with a garden shed and a personal door to the garage.

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**TENURE:** Freehold.

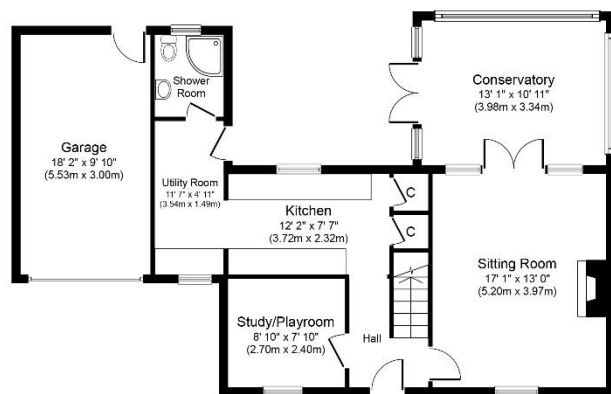
**SERVICES:** Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: D. £2,084.43 per annum.

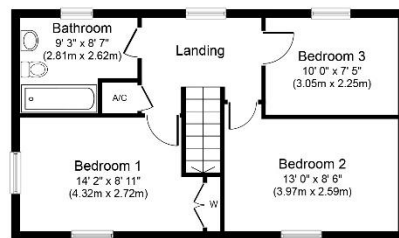
**EPC RATING:** D.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

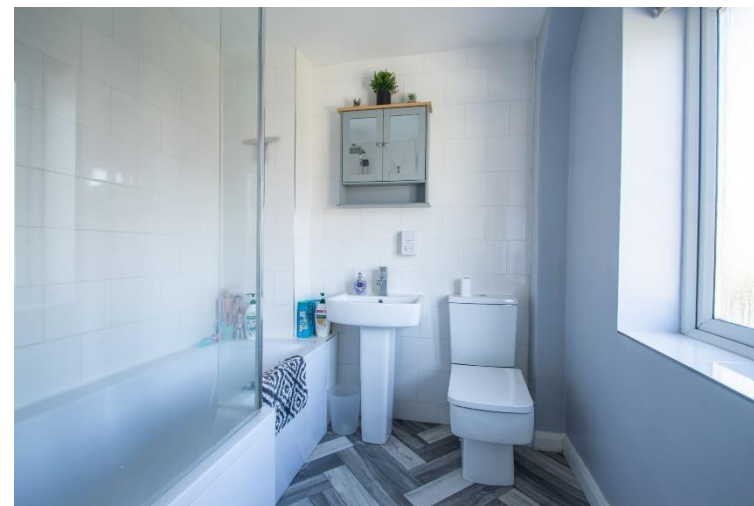
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Ground Floor  
Approximate Floor Area  
906 sq. ft.  
(84.1 sq. m.)



First Floor  
Approximate Floor Area  
462 sq. ft.  
(42.9 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 misstatement. 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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