



**10 Snow Hill
Clare, Suffolk**

**DAVID
BURR**

10 Snow Hill, Clare, Sudbury, Suffolk CO10 8QF

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west..

This substantial end of terrace cottage is situated on the outskirts of Clare within walking distance of amenities. The property has retained many original period features including exposed fireplaces and timbers and offers a spacious and flexible layout whilst being set within large mature gardens with off road parking and a car port garage.

A substantial period home with parking and car port on the outskirts of Clare.

Entrance into:

ENTRANCE HALL A spacious and welcoming area which could be used as a study with stairs rising to the first floor and window to the front aspect.

SITTING ROOM An impressive double aspect room with high ceiling, exposed beams, floor boards and a wood burning stove with quarry tiled hearth.

SNUG A cosy room with exposed brick fireplace with seating to either side, built-in bookcase and 2 large windows to the front aspect.

KITCHEN/DINING ROOM A well proportioned room fitted with a range of units under worktops with a double sink. Appliances include an electric oven with 5 ring gas hob, space for a fridge/freezer, plumbing for a dishwasher and a wood burning stove. Pantry cupboards and additional storage cupboards with tiled flooring leading through to the sitting room.

BREAKFAST ROOM A lovely light room open to the kitchen and featuring pamment tiled floor and French doors opening to the garden and upper terrace.

UTILITY/CLOAKROOM With a WC and Butlers sink, storage cupboards, space for a washing machine, tumble dryer and fridge/freezer, boiler serving radiators and tiled flooring. Door leading to lower terrace and garden.

First Floor

LARGE LANDING Light filled and featuring exposed beams and access to the loft space.

BEDROOM 1 A lovely light room with an exposed fireplace. **En-Suite** – stylishly fitted with a modern white WC, wash basin and shower cubicle.

BEDROOM 2 Another light, double room enjoying a southerly aspect.

BEDROOM 3 Overlooking the rear garden.

BEDROOM 4 Exposed brick chimney stack and currently open plan to the landing making an ideal office/sitting area.

BATHROOM Recently updated with a modern WC, wash basin, free standing bath and heated towel radiator.

Outside

The property offers parking for 2-3 vehicles and features an **OPEN CARPORT** and a pretty front garden with mature Acer and shrub and flower borders.. The rear gardens are an asset to the property enjoying a great deal of

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privacy with various seating areas including upper and lower terraces and large expanses of flower beds, with mature shrubs and various specimen trees.

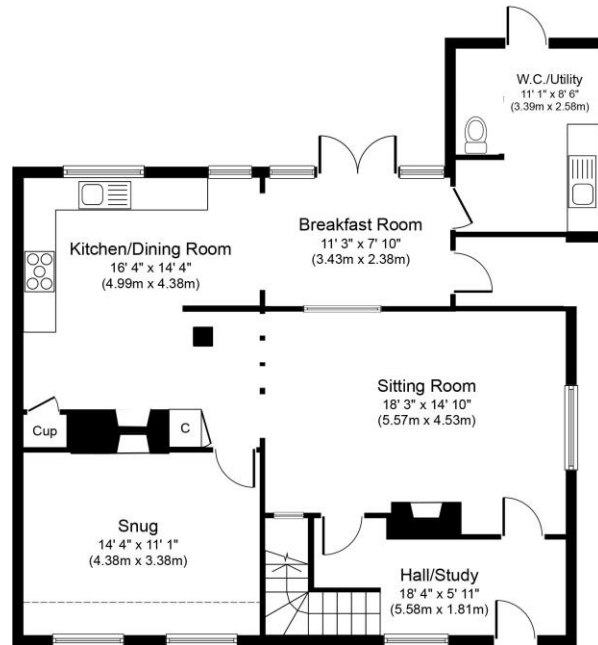
EPC Rating: D.

SERVICES Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

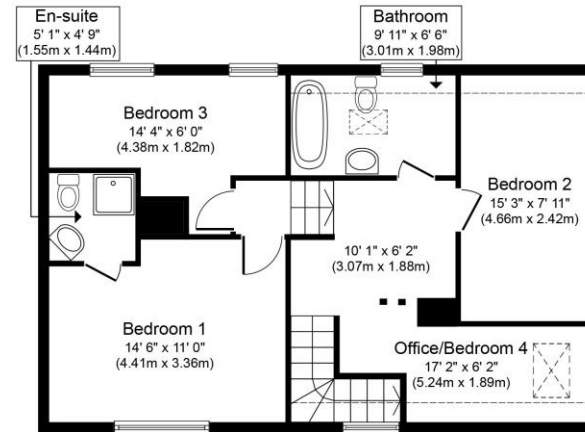
LOCAL AUTHORITY West Suffolk District Council. Council Tax Band: F. £2,881.23 per annum.

TENURE Freehold.

VIEWING Strictly by prior appointment only through DAVID BURR



Ground Floor
Approximate Floor Area
992 sq. ft.
(92.1 sq. m.)



First Floor
Approximate Floor Area
695 sq. ft.
(64.5 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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