

DAVID
BURR



17 The Granary

Clare, Suffolk

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Clare, Sudbury, Suffolk

A well-presented four bedroom detached house tucked away in a quiet cul-de-sac location within walking distance of the amenities on offer in this sought after market town. The property offers versatile living accommodation, double garage, off road parking and a good size rear garden.



- Well presented four bedroom detached home
- Situated in a tucked away cul-de-sac location
- Within walking distance of Clare's amenities
- Off-road parking
- Double garage
- Good sized rear garden

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INTERIOR

Entrance into HALLWAY off the hallway is a very large double aspect SITTING ROOM with gas fireplace, bi-fold doors out to the rear garden and a pine fireplace. The hallway has WC with WC and sink through a very spacious KITCHEN/BREAKFAST ROOM of double aspect, hob and double oven, a Butler sink, tiled splash backs and kitchen island with wall and base units. A door leads to the rear garden. Through to a UTILITY ROOM with wall and base units, tiled back drop, washing machine, space for tumble dryer with a bench and plenty of storage. With door out to the rear.

FIRST FLOOR

BEDROOM 1 A very spacious bedroom with views out to the front, plenty of storage and En-Suite with shower, WC, sink and heated towel rail. Through to the rear bedroom with views to the rear, overlooking the garden with storage and a FAMILY BATHROOM With bath, shower, WC, sink and views out to the rear. Through to BEDROOM 4/OFFICE with views to the rear garden through to BEDROOM 2 with views to the front aspect, plenty of space for storage, very light and bright.

EXTERIOR

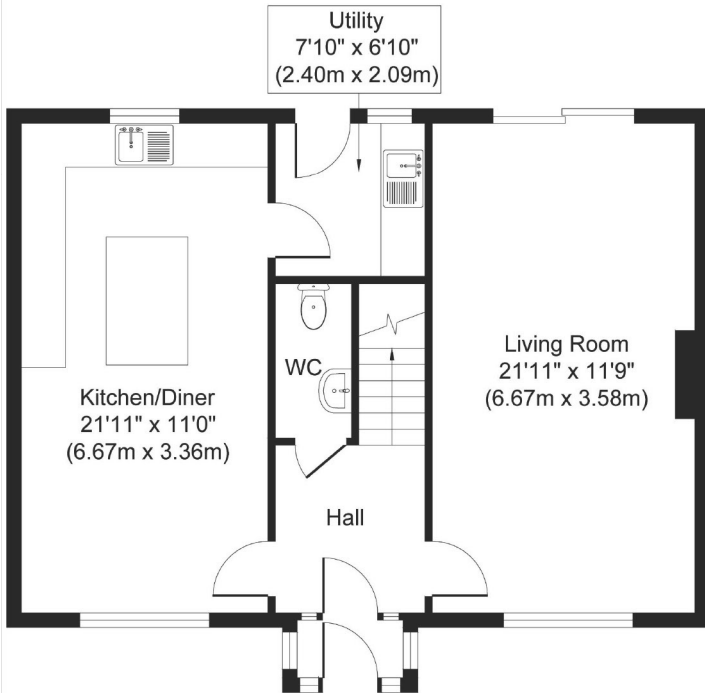
Out to the rear garden a lovely sun trap with mature flowers and borders. There is a patio seating area opening out an area encompassing mature shrubs and trees. There is also space off to the side of the property with a vegetable patch, greenhouse and a place to store your bins. There is a DOUBLE GARAGE which is currently utilised for storage with a music studio that could be converted back into a double garage if needs be.



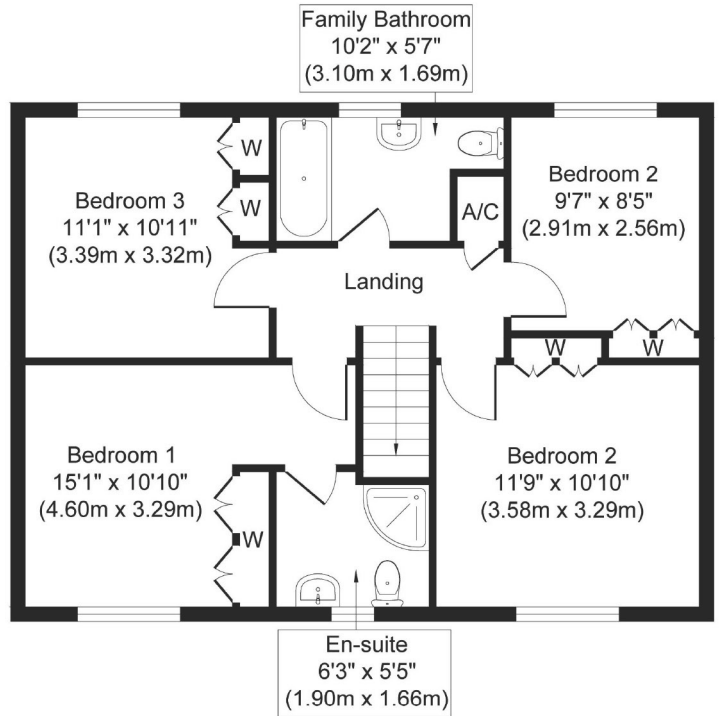
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Floorplan



Ground Floor
Approximate Floor Area
673 sq. ft
(62.51 sq. m)



First Floor
Approximate Floor Area
659 sq. ft
(61.23 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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Clare, Suffolk

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 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.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: E. £2,741.44 per annum.

PROPERTY POSTCODE: CO10 8LL.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY:

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

ASBESTOS/CLADDING:

RESTRICTIONS ON USE OR COVENANTS:

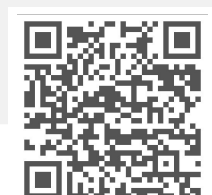
FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS:

VIEWING: Strictly by prior appointment only 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

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