



Longwood Hall
Clare, Suffolk

**DAVID
BURR**



Longwood Hall, Chilton Street, Clare, Sudbury, Suffolk CO10 8QS

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.

This attractive detached modern home is situated on the outskirts of Clare convenient for local amenities. The property offers well proportioned living accommodation including a particularly impressive kitchen/dining room and sits within mature gardens with off-road parking and a single garage backing onto countryside.

A substantial detached property on the outskirts of Clare overlooking countryside.

Entrance into:

ENTRANCE LOBBY With doors opening to the:

First Floor

ENTRANCE HALL An impressive and welcoming space with stairs rising to the first floor. Double doors lead through to:

LANDING A spacious landing leads to:

SITTING ROOM A lovely light room featuring a working fireplace, outlook to the front and wood effect flooring with double doors opening to the **Kitchen/Dining room**.

BEDROOM 1 A light double aspect room with fitted wardrobes and views over open countryside. **En-Suite** tastefully fitted with a WC, wash basin and tiled shower cubicle.

SNUG A delightful double aspect room with outlook to the front.

BEDROOM 2 With 2 sets of fitted wardrobes.

KITCHEN/DINING ROOM The hub of the home which has recently been updated ideal for entertaining with French doors leading to the rear garden. The kitchen is extensively fitted with a range of units under wooden worktops with a 1.5 bowl sink and drainer inset. Appliances include a Belling double oven range cooker with five ring induction hob and hood, space for an American style fridge/freezer and integrated dishwasher.

BEDROOM 3 With outlook to the rear.

BEDROOM 4 With outlook to the rear.

CLOAKROOM WC and wash basin.

BEDROOM 5 With outlook to the front over open countryside.

BATHROOM Fitted with a white WC, wash basin, bath and tiled shower cubicle.

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Outside

The property is approached via a gravel driveway providing parking and turning for several vehicles in turn leading to the **GARAGE** with light and power connected, plumbing for a washing machine and space for appliances. A gated access leads to the rear where an extensive paved terrace spans with width of the property, ideal for Al Fresco entertaining. The terrace opens to the lawn which is flanked by mature beds and borders, trees and shrubs backing onto a stream with open countryside beyond and incorporating a timber garden shed.

SERVICES: Septic tank, electricity, oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Council Tax Band: F. £3,010.84 per annum.

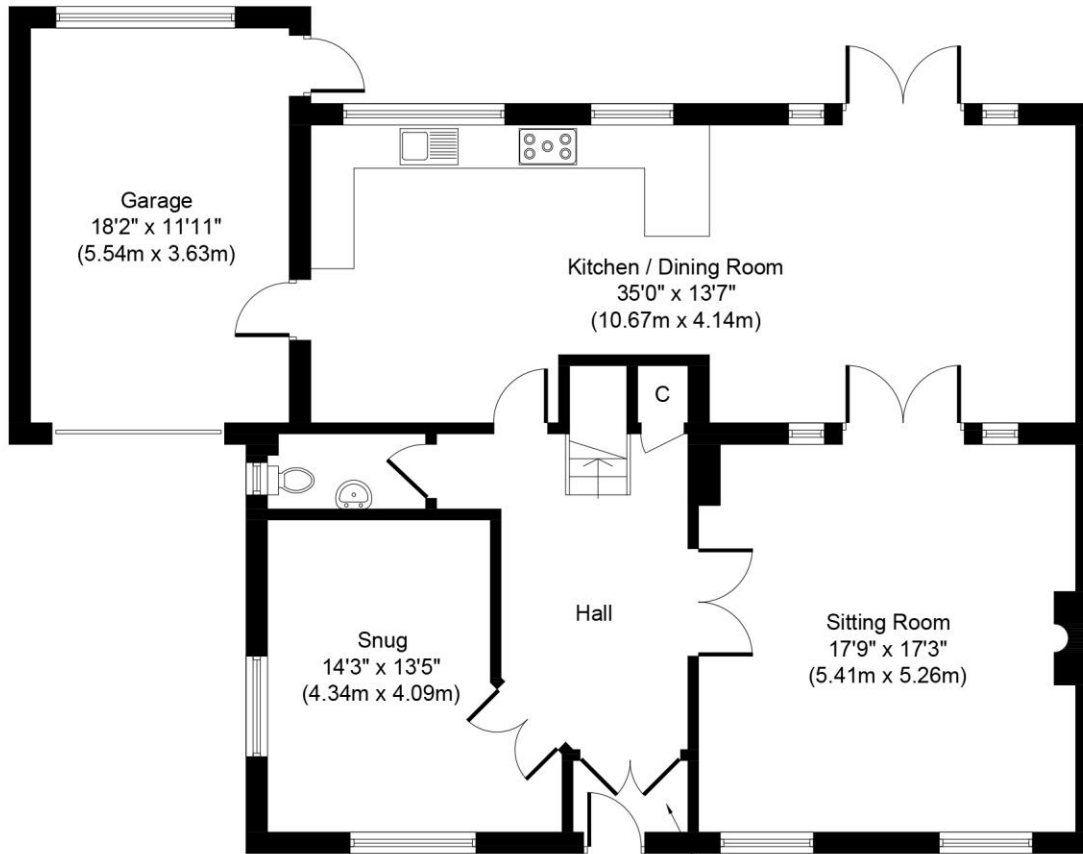
TENURE Freehold.

EPC RATING: TBC.

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

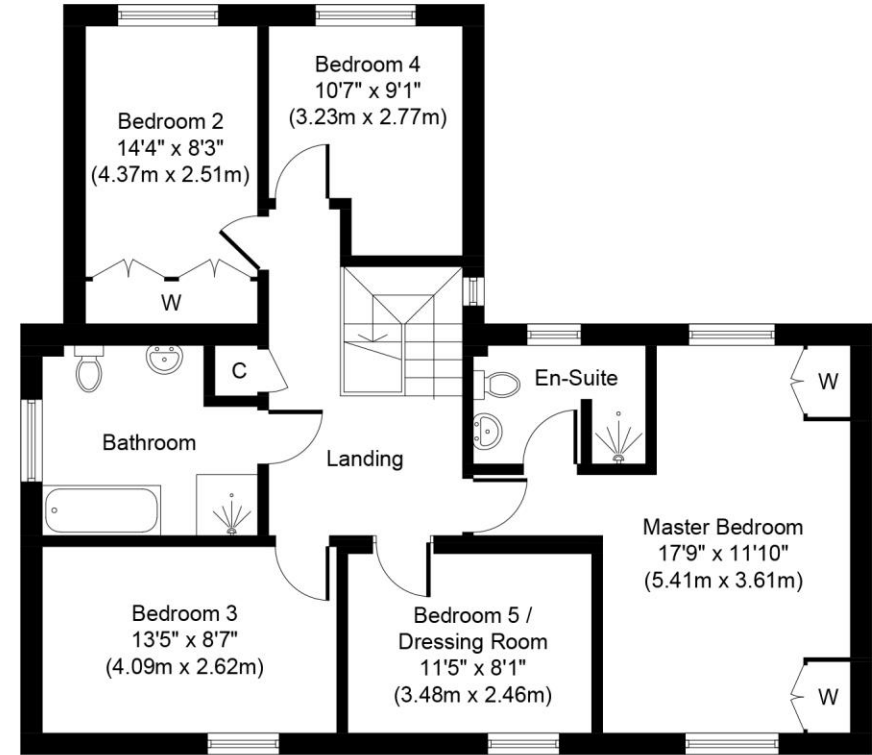
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Ground Floor
Approximate Floor Area
1393 Sq. ft.
(129.4 Sq. m.)

Entrance
Porch



First Floor
Approximate Floor Area
905 Sq. ft.
(84.1 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.

