



**17 Mortimer Place
Clare, Suffolk**

**DAVID
BURR**

17 Mortimer Place, Clare, Sudbury, Suffolk CO10 8QP

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 well presented four bedroom detached property situated in a sought after residential cul-de-sac location with countryside views to the rear. The property enjoys off-road parking for multiple vehicles, attractive gardens and is within walking distance of the town's amenities.

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

Entrance via:

FRONT PORCHWAY With tiled flooring and staircase to the first floor.

SITTING ROOM A generous reception room with outlook to the front aspect and sliding doors leading through to the:

DINING/KITCHEN/BREAKFAST ROOM A stylish and contemporary open-plan kitchen/breakfast room comprehensively fitted with a range of Wren wall and base units under worktop with sink inset. Integrated appliances include an electric double oven, five ring gas hob with extractor over, dishwasher and plenty of space for table and chairs in the dining area with views across the garden and countryside beyond and door to the rear.

UTILITY ROOM With a further range of wall and base units under worktop with space and plumbing for a washing machine, tumble dryer and fridge/freezer. Opening to a **SHOWER ROOM** with enclosed shower cubicle and vanity sink unit

STUDY/BEDROOM 4 An optional downstairs bedroom, currently utilised as a study area.

First Floor

LANDING With access to the roof, airing cupboard and rooms off.

BEDROOM 1 A spacious double bedroom with outlook to the rear.

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

BEDROOM 3 Another double bedroom with outlook to the rear.

BATHROOM Stylishly fitted with a panel bath with shower over, WC, vanity sink unit, heated towel rail.

Outside

The property is approached via a driveway providing parking and turning for multiple vehicles leading through to an access way to the rear with extensively paved dining terrace set adjacent to an area of traditional lawn with mature flower borders with space designated for a hot tub or garden shed with a further seating area and views over the countryside beyond.

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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: C.

VIEWING: Strictly by prior appointment through DAVID BURR.

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