



**13 Clarence Road
Clare, Suffolk**

**DAVID
BURR**



13 Clarence Road, Clare, Sudbury, Suffolk CO10 8QN

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.

A spacious four bedroom detached house situated on the popular Heights development with off-road parking for several vehicles and a single garage sitting within a large plot overlooking the market town of Clare. The property has been lovingly renovated over the past few years with a high-end finish.

A recently renovated and spacious four bedroom detached house with off-road parking and garage situated on the popular 'Heights' development.

Entrance into:

ENTRANCE HALL: With stairs to the first floor.

DINING ROOM: A bright double aspect room with views looking out to the countryside, oak French doors leading through to the Sitting Room and to the Kitchen.

SITTING ROOM: A generously proportioned room with bay window to the front aspect and sliding doors to the **Conservatory** with a slate roof.

KITCHEN: Fitted with a range of wall and base units under worktops with a 1.5 bowl sink and drainer inset. Appliances include a Bosch double oven and a Bosch four ring gas hob, built-in fridge/freezer, dishwasher and understairs cupboard. Boiler cupboard and further storage and personal door to the rear.

CLOAKROOM: With WC, vanity sink unit, washing machine and tumble drier with plenty of storage.

First Floor

LANDING: With access to the loft space, airing cupboard and doors to:

MASTER BEDROOM: A bright double aspect room with wonderful countryside views.

EN-SUITE: Comprising a wash basin, corner shower, part-tiled walls.

BEDROOM 2: A bright double room with outlook to the rear, overlooking the mature gardens.

BEDROOM 3: Fitted with a range of fitted wardrobes and outlook to the side aspect overlooking the countryside.

BEDROOM 4: A double aspect room, ideally suited as a nursery or home office.

WET ROOM: With shower, wash basin, WC and part-tiled walls and flooring.

Outside

GARDEN: Situated on a corner plot the property offers generous frontage with paved pathway leading to the front door and separate vehicular access leading to the **SINGLE GARAGE** in turn leading to further parking. Gated access leads to the rear garden oasis with a range of mature borders, apple tree, shrubs with a wildlife pond and feature waterfall. To the side of the garden is an **ORANGERY**.

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SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. The property also has six solar panels that produce 10Kw of storage, providing circa. £900 a year income. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: D. £2,804.43 per annum for the period 2023/2024.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes. Provider: EE, Three, 02 and Vodafone.

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 phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

COALFIELD OR MINING AREA: N/A.

ACCESSABILITY ADAPTIONS: None.

ASBESTOS/CLADDING: None.

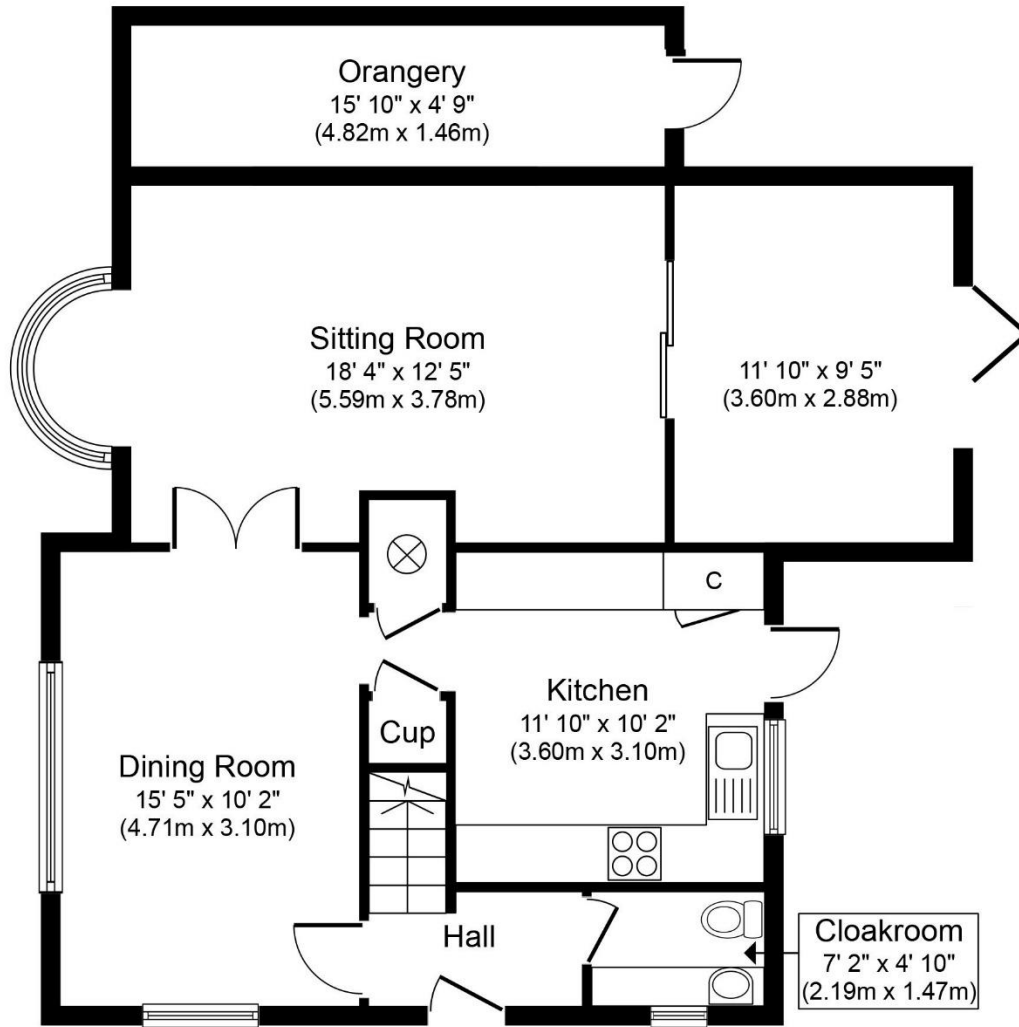
RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

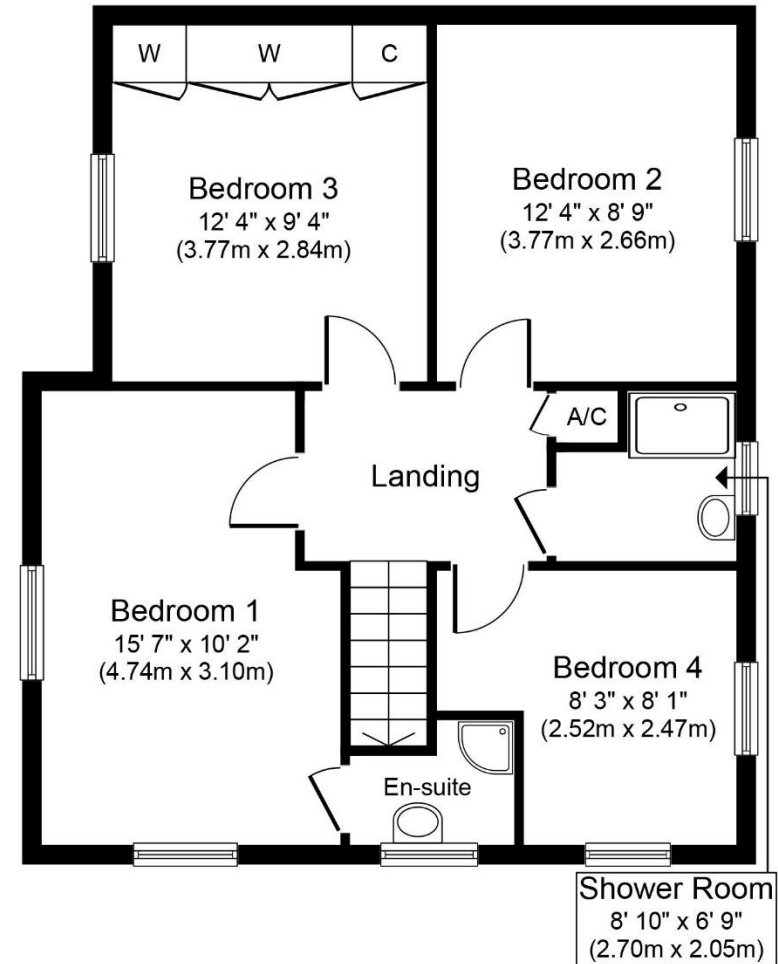
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
831 sq. ft.
(77.2 sq. m.)



First Floor
Approximate Floor Area
603 sq. ft.
(56.0 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.

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