



**9 De Burgh Place  
Clare, Suffolk**

**DAVID  
BURR**





# 9 De Burgh Place, Clare, Sudbury, Suffolk CO10 8QL

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 and well presented detached four bedroom property situated in one of the most popular roads in this sought after development with generous front and rear gardens, off-road parking for multiple vehicles, garage and countryside views to the rear.

## **A spacious and well presented four bedroom property with generous front and rear gardens, off-road parking for multiple vehicles, garage and countryside views to the rear.**

Entrance via:

**PORCH:** With storage cupboard into:

**ENTRANCE HALL:** With further storage cupboard, staircase rising to the first floor and rooms off:

**SITTING ROOM:** A charming reception room with electric fireplace, outlook to the front and brick archway opening into the:

**SNUG:** With French doors leading to the terrace and glass doors leading through to the:

**KITCHEN/BREAKFAST ROOM:** Extensively fitted with a range of wall and base units under worktop with ceramic sink inset. Space for a freestanding electric cooker, dishwasher and fridge/freezer, water softener and opening through to the **Breakfast Area** with plenty of space for a dining table and chairs and door leading through to the garden and countryside beyond. Door to:

**DINING ROOM:** A formal dining room with outlook to the front aspect, located just off the kitchen.

**BOOT ROOM:** With a further range of base units under worktop, space and plumbing for a washing machine and tumble drier.

**CLOAKROOM:** With WC and wash hand basin. Door leading to the front and door to the **Garage**.

### **First Floor**

**LANDING:** With outlook to the rear over open countryside, access to the roof, storage cupboard and rooms off:

**MASTER BEDROOM:** A generous double bedroom with outlook to the front.

**BEDROOM 2:** Another double bedroom with built-in wardrobes and outlook to the rear over open countryside.

**BEDROOM 3:** With outlook to the side.

**BEDROOM 4:** With exposed brick chimney with storage built into the recesses and outlook to the front aspect.

**FAMILY BATHROOM:** Comprising a panelled bath with shower attachment over, pedestal sink unit, WC and extensively tiled walls and floor.



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## Outside

The property is approached via an extensive driveway providing parking for multiple vehicles in-turn leading to the **GARAGE** with light and power connected. The expansive front gardens enjoy a range of planting, traditional lawn and a particularly delightful magnolia tree. A gated access leads through to the rear gardens which feature an extensively paved dining terrace, set adjacent an area of traditional lawn interspersed with mature trees and planting, personal door to the garage, garden shed and views over open countryside beyond.

**SERVICES:** Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

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

**COUNCIL TAX BAND:** D. £2,184.19 per annum for the period 2024/25.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

### **COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes/No. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: EE, O2 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 known.

### **RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:**

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None known.

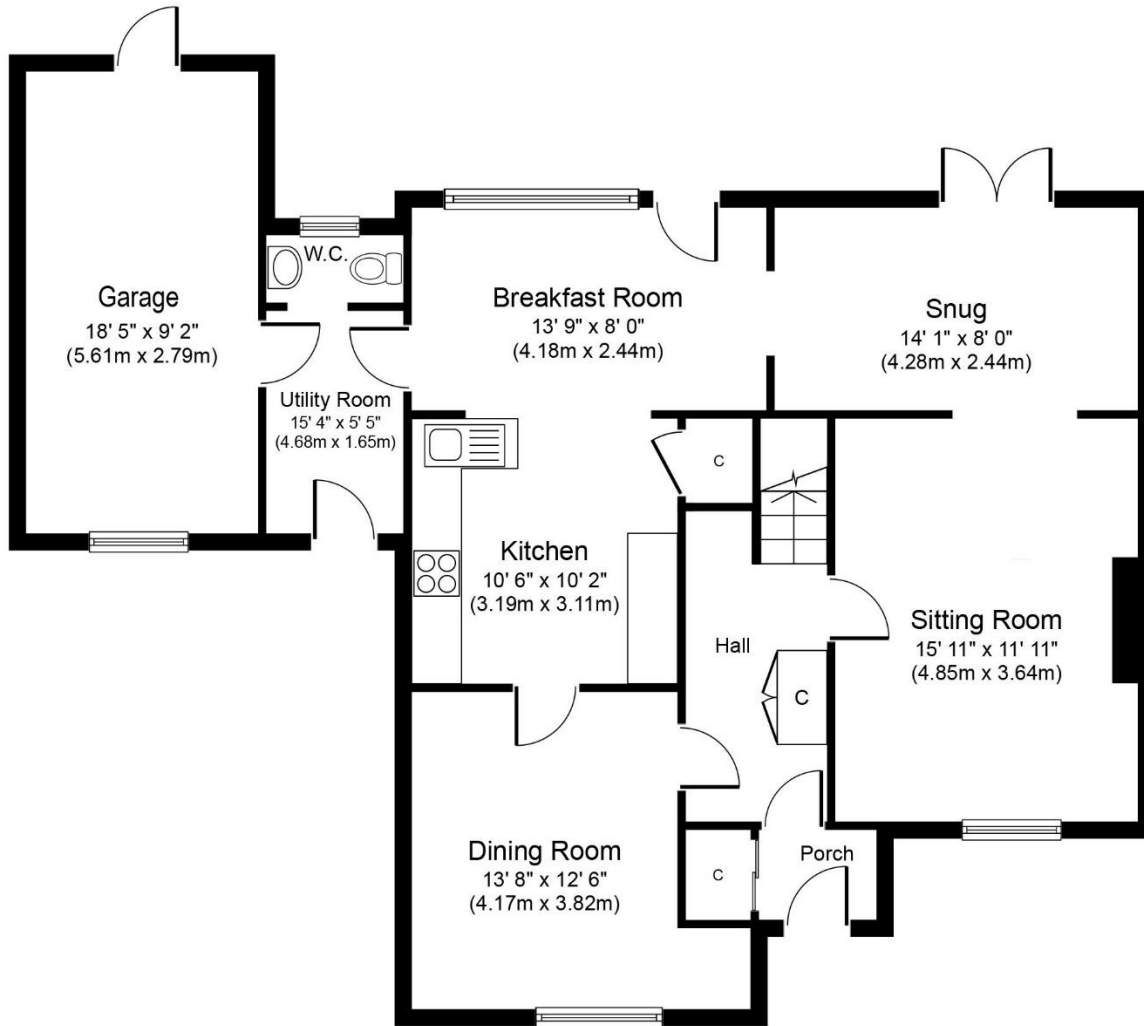
**COALFIELD OR MINING AREA:** N/A.

**ACCESSABILITY ADAPTIONS:** None known.

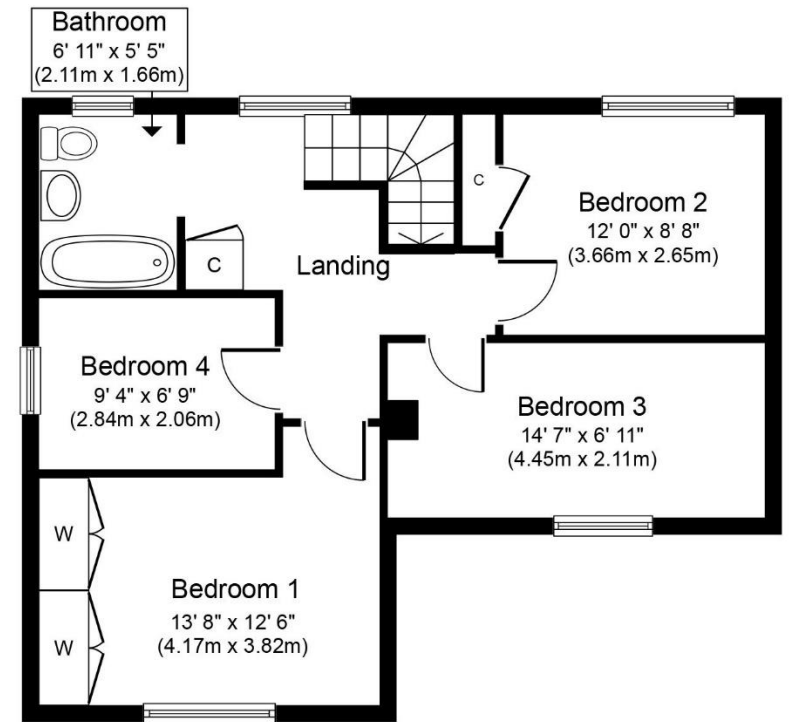
**WHAT3WORDS:** Coffee, should, regretted.

**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.



**Ground Floor**  
**Approximate Floor Area**  
**1,053 sq. ft.**  
**(97.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**556 sq. ft.**  
**(51.7 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.



