



**5 Hertford Road  
Clare, Suffolk**

**DAVID  
BURR**



# 5 Hertford Road, Clare, Sudbury, Suffolk CO10 8QH

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School, bank and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

A versatile 3/4 bedroom house situated on the sought after 'Heights Development' within walking distance of the amenities in Clare. The property is well-presented and offers landscaped gardens and off road parking for several vehicles.

## A well-presented home within walking distance of amenities.

Entrance into:

**ENTRANCE HALL** Stairs to first floor and storage cupboard.

**SITTING/DINING ROOM** A spacious triple aspect room featuring a wood burner set within a brick fireplace with a stone hearth and sliding doors to the terrace.

**KITCHEN** Fitted with a range of wall and base units under worktops with a 1½ bowl ceramic sink inset. Integrated appliances include a washing machine, under counter fridge freezer, space and plumbing for a dishwasher and range style cooker. Door to garden.

**STUDY/BEDROOM 4** A bright double aspect room.

**CLOAKROOM** With a WC, wash basin and part panelled walls.

### First Floor

**LANDING** Storage cupboard, access to the loft space and doors to:

**BEDROOM 1** A spacious double room with outlook to the front.

**BEDROOM 2** Another spacious double room with outlook to the front.

**BEDROOM 3** A spacious double room with airing cupboard and outlook to the rear.

**BATHROOM** Comprising a WC, panelled bath with shower over, vanity sink unit, heated towel rail and extensively tiled walls.

### Outside

The property is approached via paved driveway providing off road parking for several vehicles. Side access leads to the rear of the property with a large decked terrace leading to the garden with a range of raised beds, mature trees and a pathway leading to the rear where a summerhouse and workshop can be found.

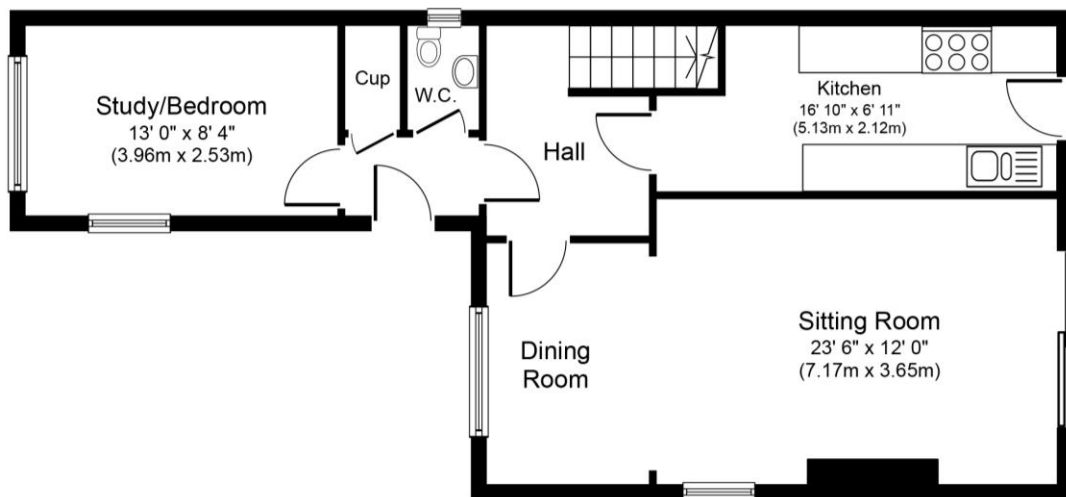
**EPC Rating:** C.

**SERVICES** Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

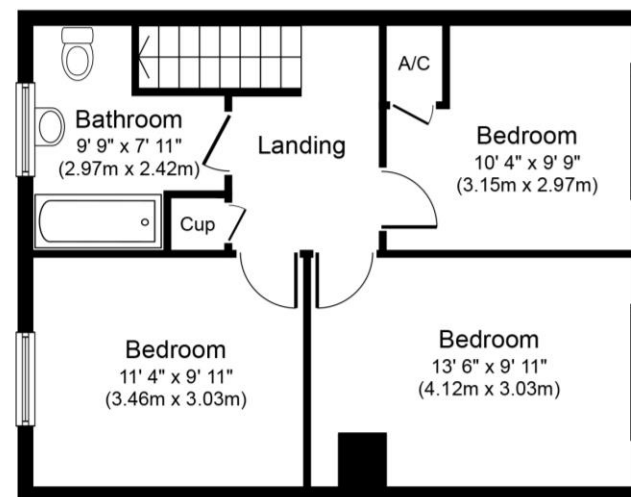
**LOCAL AUTHORITY** West Suffolk Council. Council Tax Band: D. £2,084.43 per annum.

**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**614 sq. ft.**  
**(57.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**484 sq. ft.**  
**(45.0 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. 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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