



36 The Granary
Clare, Suffolk

**DAVID
BURR**

36 The Granary, Clare, Sudbury, Suffolk CO10 8LL

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.

This tastefully presented detached property is situated in a popular location within walking distance of the amenities in Clare. The property has been carefully renovated in recent years and offers light and spacious living accommodation with off street parking, a single garage and enclosed south west facing rear garden with a summer house.

A tastefully presented detached home within walking distance of the amenities in Clare.

Entrance into:

ENTRANCE HALL With stairs rising to the first floor and door to:

SITTING ROOM A light, double aspect room enjoying a pleasant outlook to the front and with French doors opening to:

CONSERVATORY A recently added extension with views across the garden and doors opening to the terrace.

DINING ROOM With plenty of space for dining table and chairs and a pleasant outlook to the front. Door to:

KITCHEN Extensively fitted with a range of wall and base units under worktops with a sink and drainer inset. Appliances include a range style cooker, 5 ring hob with extractor over and an integrated fridge. Door to:

UTILITY ROOM Fitted with a further range of units under worktops with plumbing for a washing machine, boiler serving radiators and a door leading to the garden.

CLOAKROOM With WC and wash basin

First Floor

LANDING With airing cupboard and doors to:

BEDROOM 1 With fitted wardrobes and outlook over the rear garden and **En Suite** Fitted with a modern white suite comprising a WC, wash basin and tiled shower cubicle.

BEDROOM 2 With built in wardrobe and outlook to the front.

BEDROOM 3 Outlook to the rear.

BATHROOM A newly fitted with a matching suite comprising a WC, wash basin and panelled bath.

Outside

The property is approached via a driveway in turn leading to the garage with light and power connected. The front gardens are low maintenance with a mature tree and gated access to the rear where a paved dining terrace sits adjacent an area of traditional lawn with mature flower beds borders enclosed with fencing. Space for a garden shed.

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

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

COUNCIL TAX BAND: D. £2,184.19 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** There is limited mobile phone signal.

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 known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

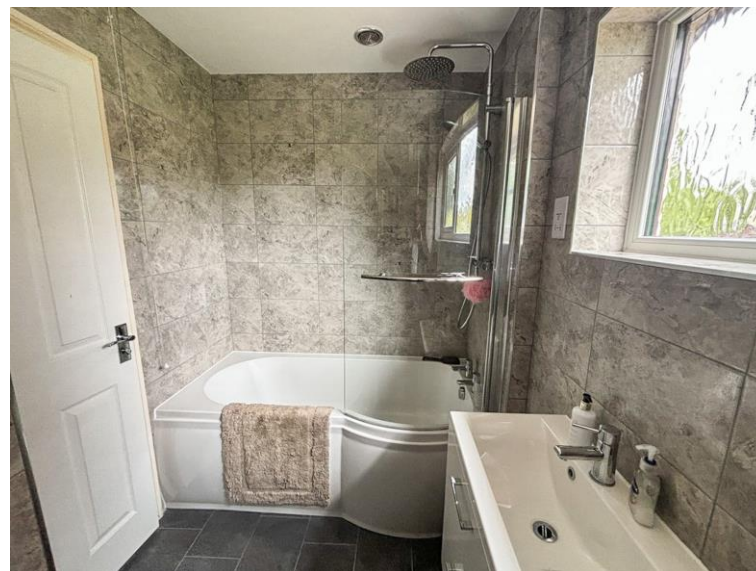
FLOOD RISK: None.

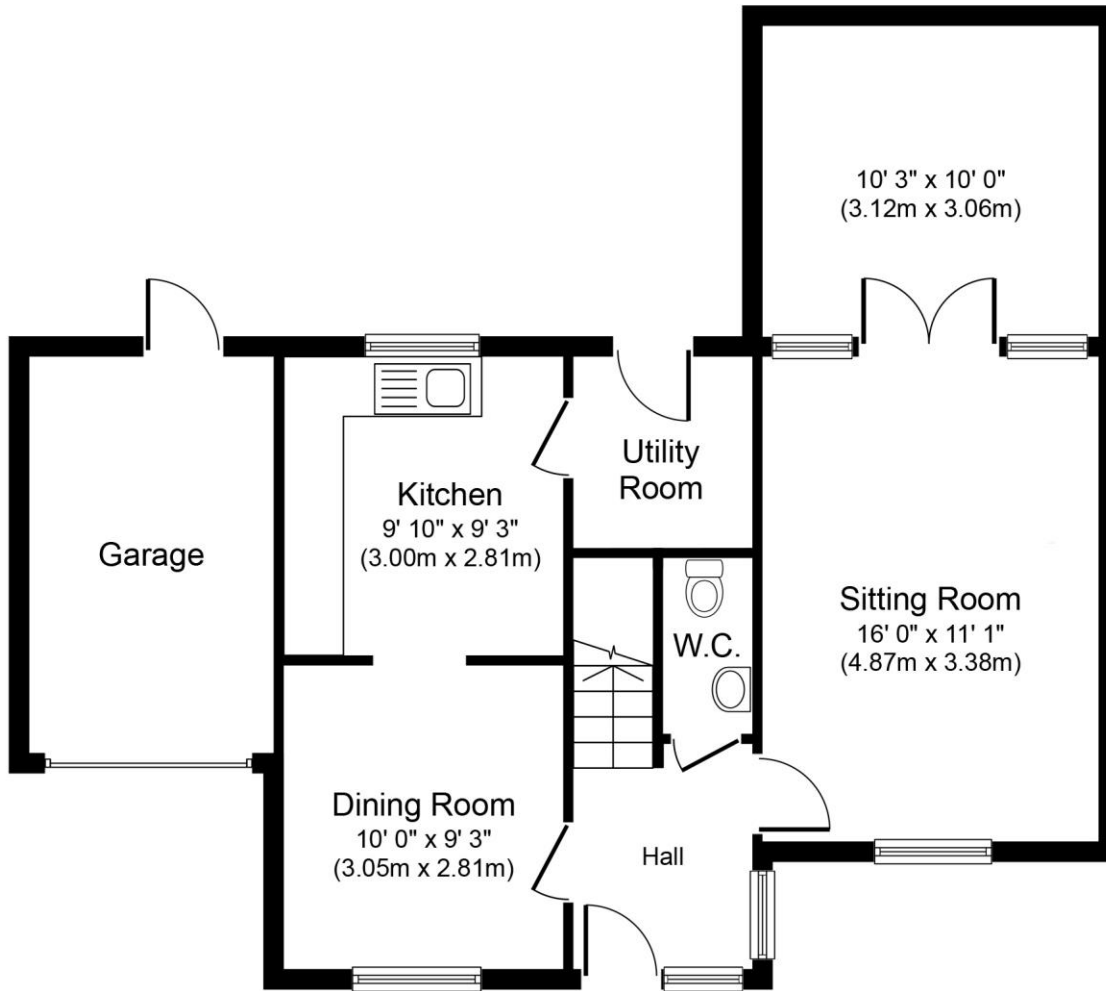
COALFIELD OR MINING AREA:

ACCESSABILITY ADAPTIONS: None.

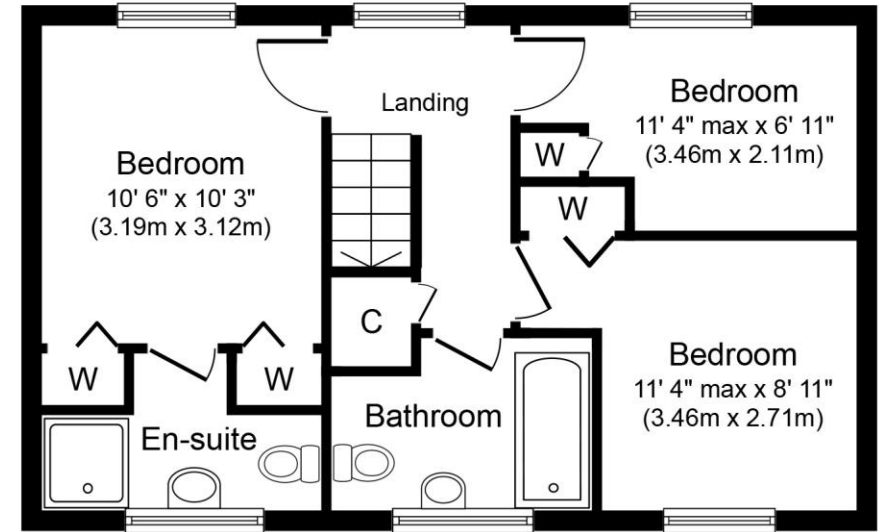
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
725 sq. ft.
(67.4 sq. m.)



First Floor
Approximate Floor Area
424 sq. ft.
(39.4 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.

