



**6 Cavendish Road  
Clare, Suffolk**

**DAVID  
BURR**



# 6 Cavendish Road, Clare, Sudbury, Suffolk CO10 8PH

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 and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

A four bedroom semi-detached family home within walking distance of the town's amenities. The property benefits from gardens to the front and rear with a garage, currently used for storage.

## A four bedroom semi-detached family home within walking distance of the amenities.

Entrance into:

**HALLWAY:** With stairs leading to the first floor, with understairs storage and door leading off to:

**KITCHEN:** Extensively fitted with a range wall and base units under worktop with Butler sink and four ring gas hob.

**UTILITY ROOM:** Fitted with a range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for washing machine, tumble dryer and fridge.

**CLOAKROOM:** Fitted with a WC and hand wash basin.

**BREAKFAST ROOM:** With views to the rear garden.

**SITTING ROOM:** A lovely bright room with views to the front and rear, feature wood burning stove with brick fireplace. Hardwood floors and secondary glazing to the front.

### First Floor

**LANDING:** With rooms off:

**FAMILY BATHROOM:** Comprising bath, WC, wash hand basin and part-tiled shower and storage cupboard.

**MASTER BEDROOM:** A lovely light room with views over the front garden with **Dressing Room** with adequate storage.

**BEDROOM 2:** A bright room with fitted wardrobe and lovely views to the rear over the playing fields. **EN-SUITE** Comprising part-tiled shower cubicle, WC, wash hand basin and heated towel rail.

### Second Floor

**BEDROOM 3:** With views over the rear garden and playing fields.

**BEDROOM 4/HOME OFFICE:** A single room with views out to the side.

### Outside

The property is approached via long pathway, surrounded by mature borders, trees and flower beds. The rear garden is mainly terraced, perfect for entertaining and leads off into **GARAGE** currently providing plenty of storage.

**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.

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

**COUNCIL TAX BAND:** E. £2,615.08 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:** Is limited.

**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/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

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

**FLOOD RISK:** None known.

**ACCESSABILITY ADAPTIONS:** None known.

**ASBESTOS/CLADDING:** None known.

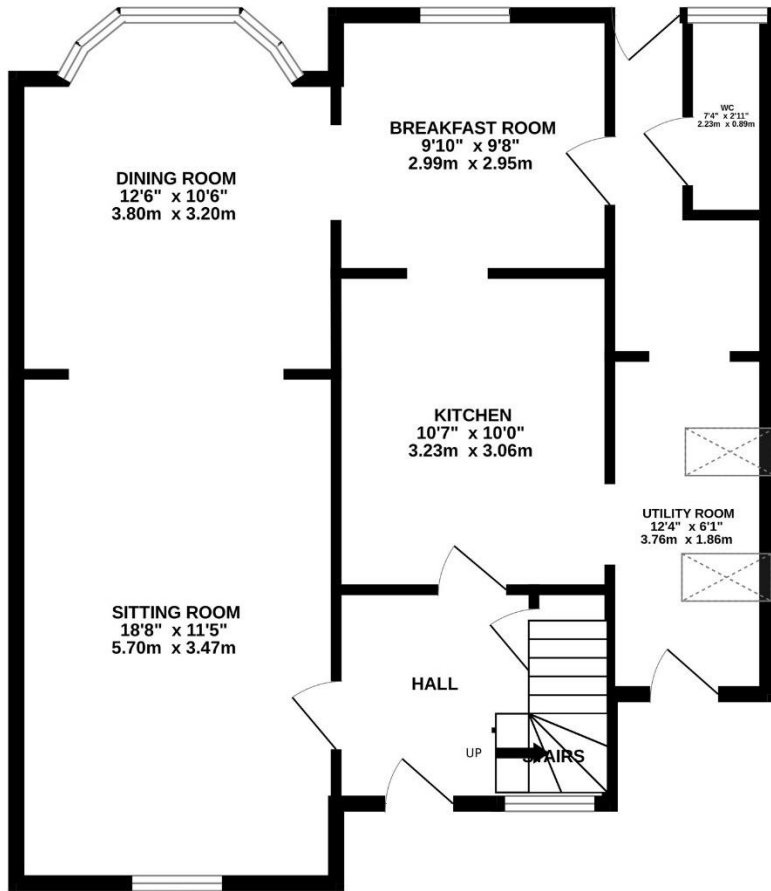
**RESTRICTIONS ON USE OR COVENANTS:** None known.

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

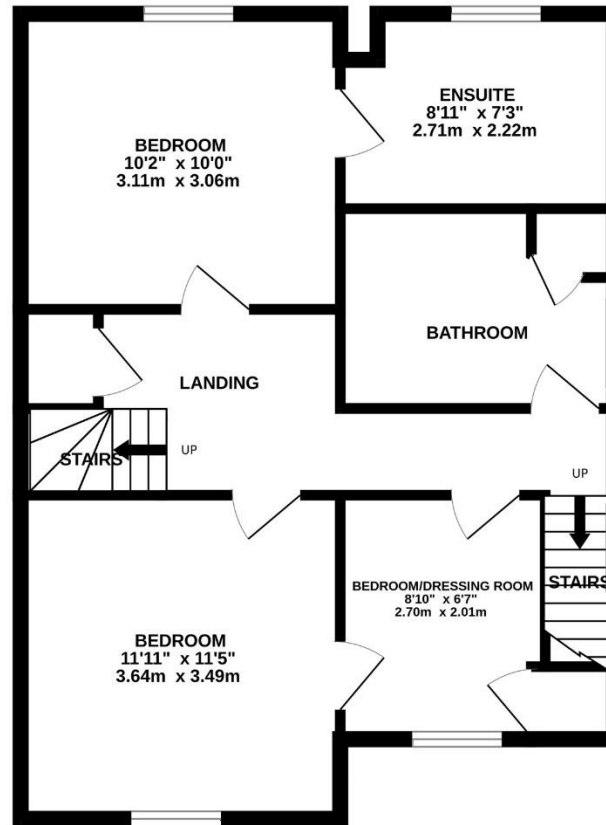
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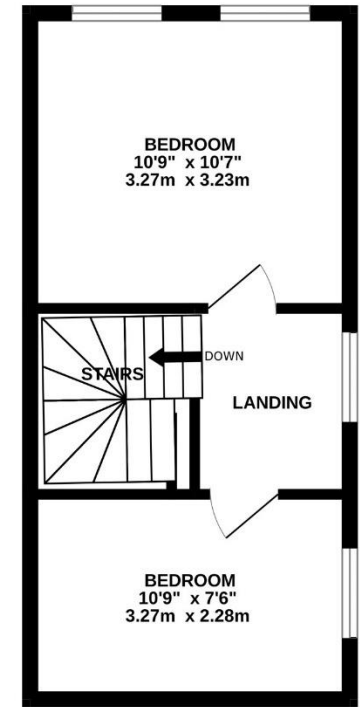
GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.

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