



**11 Common Street
Clare, Suffolk**

**DAVID
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11 Common Street, Clare, Sudbury, Suffolk CO10 8QB

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 spacious four bedroom period cottage originally pre 18th century with a one bedroom detached Annexe in the garden, all situated within walking distance of the towns main amenities and set on a quiet no-through road with an off-road parking space and garden.

A spacious period Cottage with detached Annexe, in the heart of Clare.

Entrance via Entrance Porch with pamment tile flooring into:

INNER HALLWAY: With pamment tile flooring, opening through to the kitchen and archway through to the:

DINING ROOM: With windows to the front aspect, staircase leading to the first floor and window to the rear. Door into the:

SITTING ROOM: A charming reception room with exposed beams, slate flooring, two brick fireplaces; one with a cast iron log grate and outlook to the front. French doors leading to the rear.

KITCHEN: Comprising a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include electric oven with four ring gas hob, dishwasher and undercounter fridge. Quarry tiled flooring and stable door to the rear.

SHOWER ROOM: Comprising a tiled shower cubicle, vanity sink unit and WC.

First Floor

LANDING: With outlook to the rear and rooms off.

BEDROOM 1: A spacious partly vaulted double bedroom with strip wood flooring, exposed beam, exposed chimney breast, storage closet and outlook to the front.

BEDROOM 2: A spacious double bedroom with built-in storage and outlook to the front.

BEDROOM 3: A further double bedroom with built-in storage and outlook to the front.

BEDROOM 4: With strip wood flooring and outlook to the rear.

FAMILY BATHROOM: Comprising a panel bath with shower attachment over, vanity sink unit, WC, part panelled walls and tiled flooring.

ANNEXE: A spacious one bedroom detached Annexe with entrance via kitchen with a range of wall and base units under worktop with stainless steel sink inset. Appliances include an electric oven and four ring gas hob, space and plumbing for a washing machine, housing for boiler and space for a small table and chairs. Door through to the:

INNER LOBBY: With further storage cupboards and door to the:

STUDY/BEDROOM: With outlook to the side and door to the:

SHOWER ROOM: With vanity unit with wash hand basin, WC, tiled shower cubicle and a **Sauna**.

SITTING ROOM: A spacious and light reception space/bedroom with roof storage and French doors leading out to the terrace.

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Outside

The property is approached via a driveway providing parking for one vehicle. Steps lead up to the front door. There is a raised front garden area with a range of mature trees and planting. A gate leads through to the rear garden which is split-level with a lower terrace with a range of trees and mature planting and retaining flint wall. An upper terrace which would serve as an ideal garden area for the annexe.

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 E. A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: C. £1,901.88 per annum. Separate Council tax is payable on the Annexe.

TENURE: Freehold.

CONSTRUCTION TYPE: Part Timber Frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: Signal 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/>.

SUBSIDENCE HISTORY: None known.

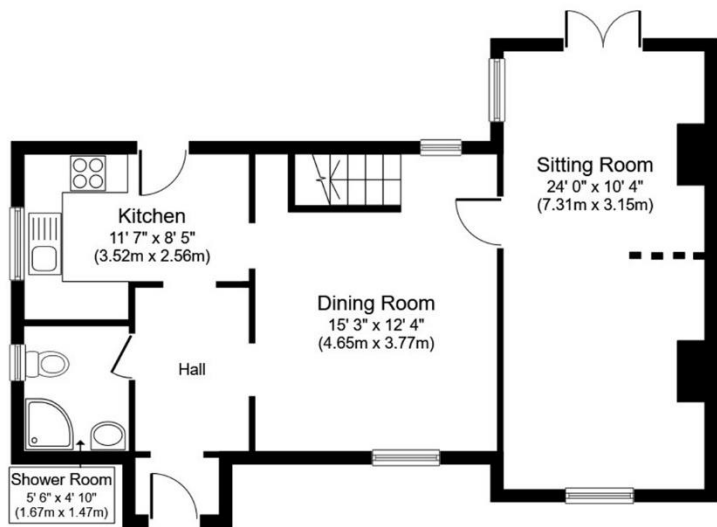
RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

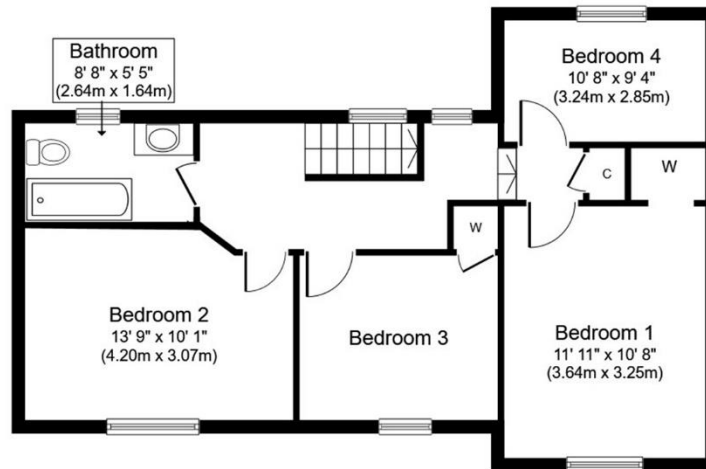
RESTRICTIONS ON USE OR COVENANTS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

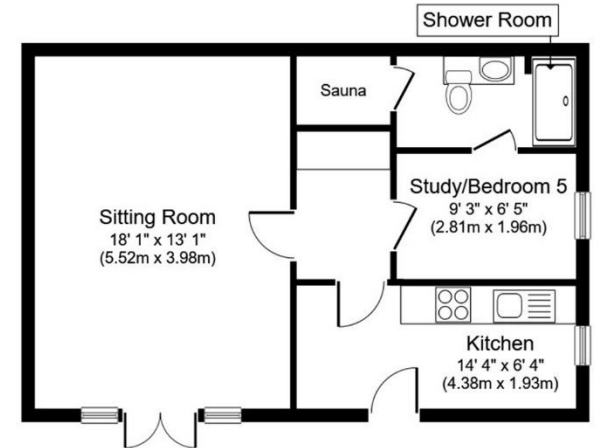
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Ground Floor
Approximate Floor Area
622 sq. ft.
(57.8 sq. m.)



First Floor
Approximate Floor Area
608 sq. ft.
(56.5 sq. m.)



Annex
Approximate Floor Area
504 sq. ft.
(46.8 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.

