



**9 Snow Hill  
Clare, Suffolk**

**DAVID  
BURR**



# 9 Snow Hill, Clare, Sudbury, Suffolk CO10 8QF

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.

This tastefully presented semi-detached cottage is situated on the outskirts of Clare convenient for local amenities. The property has been extensively updated and extended in recent years to create a stylish and comfortable home featuring high quality oak joinery, a modern kitchen/breakfast room and luxurious bathroom with the added benefit of a detached home office with shower room and off street parking and landscaped gardens.

## A tastefully presented cottage with a detached home office and walking distance of amenities.

Entrance into:

**ENTRANCE HALL** With engineered oak flooring and with stairs rising to the first floor with a cupboard under.

**SITTING ROOM** A charming room featuring a wood burning stove with oak bressumer and two sash windows to the front.

**KITCHEN/BREAKFAST ROOM** The hub of the home, this lovely light and spacious room has been recently extensively fitted with a range of Knights Country Kitchen units under Caesarstone worktops with a double Belfast sink inset with Quooker tap. Walk-in pantry cupboard. Space for a range style cooker with extraction hood over, integrated dishwasher, space for a fridge freezer. **Cloakroom/utility area** with WC and space and plumbing for a washing machine and tumble drier. Newly laid engineered oak flooring continues into the **dining area** with plenty of space for a dining table and chairs, log burning stove and French doors opening to the terrace and garden.

### First Floor

**LANDING** With loft access and ladder.

**BEDROOM 1** An impressive vaulted double room overlooking the rear garden.

**BEDROOM 2** A double room with exposed beams and outlook to the front.

**BEDROOM 3/STUDY** Outlook to the front and storage cupboard.

**BATHROOM** Tastefully re-fitted with a stylish white suite comprising a WC, wash basin, freestanding bath, large tiled shower cubicle and airing cupboard.

### Outside

The property sits behind a low maintenance front garden with mature rose beds and paved parking area with gated access leading to the side and rear. The rear garden is an asset to the property with an extensively paved terrace with rose covered arbour leading down to the lawn flanked by mature shrub borders and featuring a detached **garden room/home office** with shower room comprising shower cubicle, WC and vanity sink.

**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 C. 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. Telephone: 01284 763233.

**COUNCIL TAX BAND:** C. £1,901.88 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick, block, lathe and plaster.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes.

**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.

**ASBESTOS/CLADDING:** None known.

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

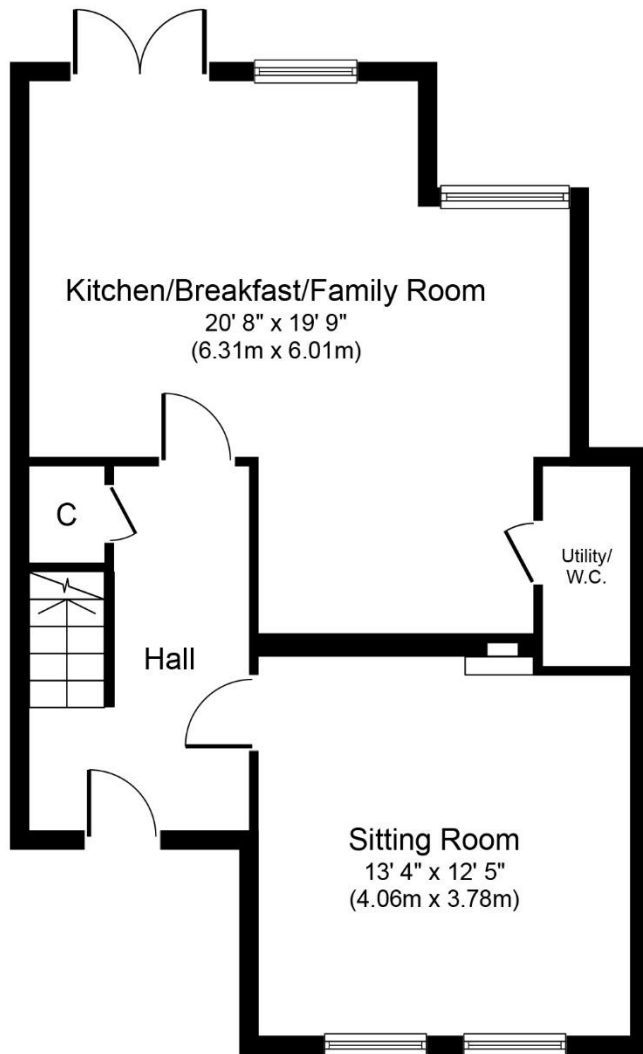
**FLOOD RISK:** None known.

**ACCESSABILITY ADAPTIONS:** None known.

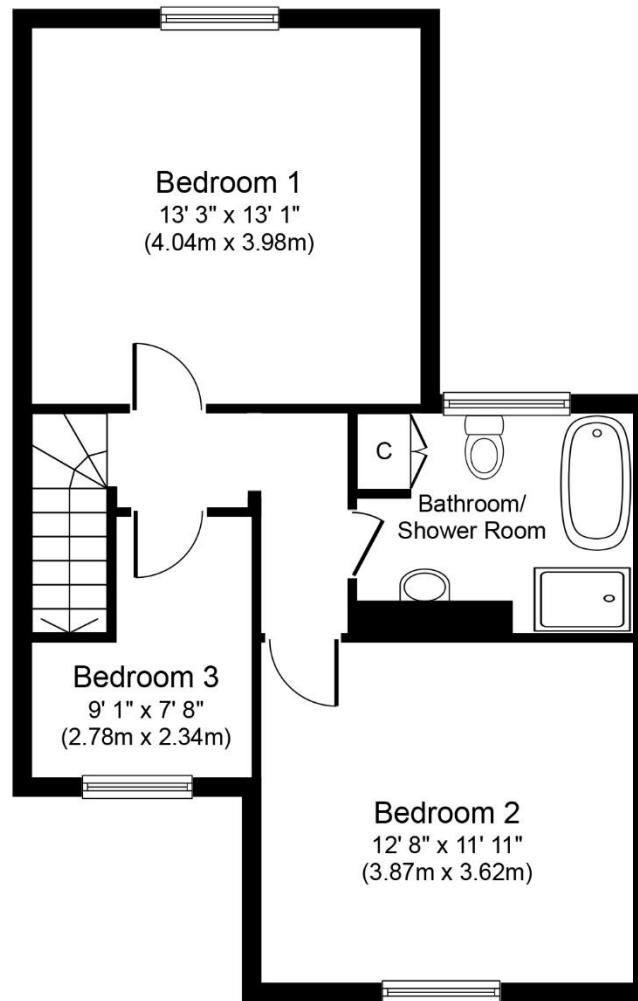
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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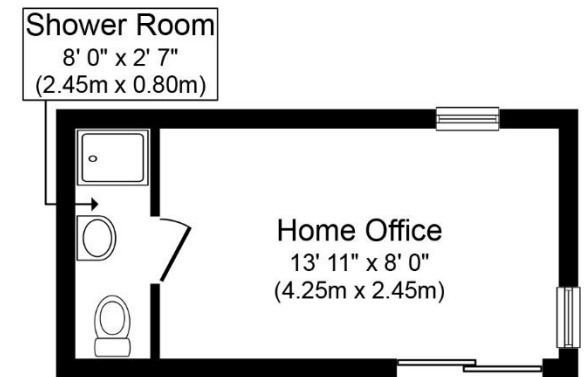




**Ground Floor**  
**Approximate Floor Area**  
**585 sq. ft.**  
**(54.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**539 sq. ft.**  
**(50.1 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**137 sq. ft.**  
**(12.7 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.

