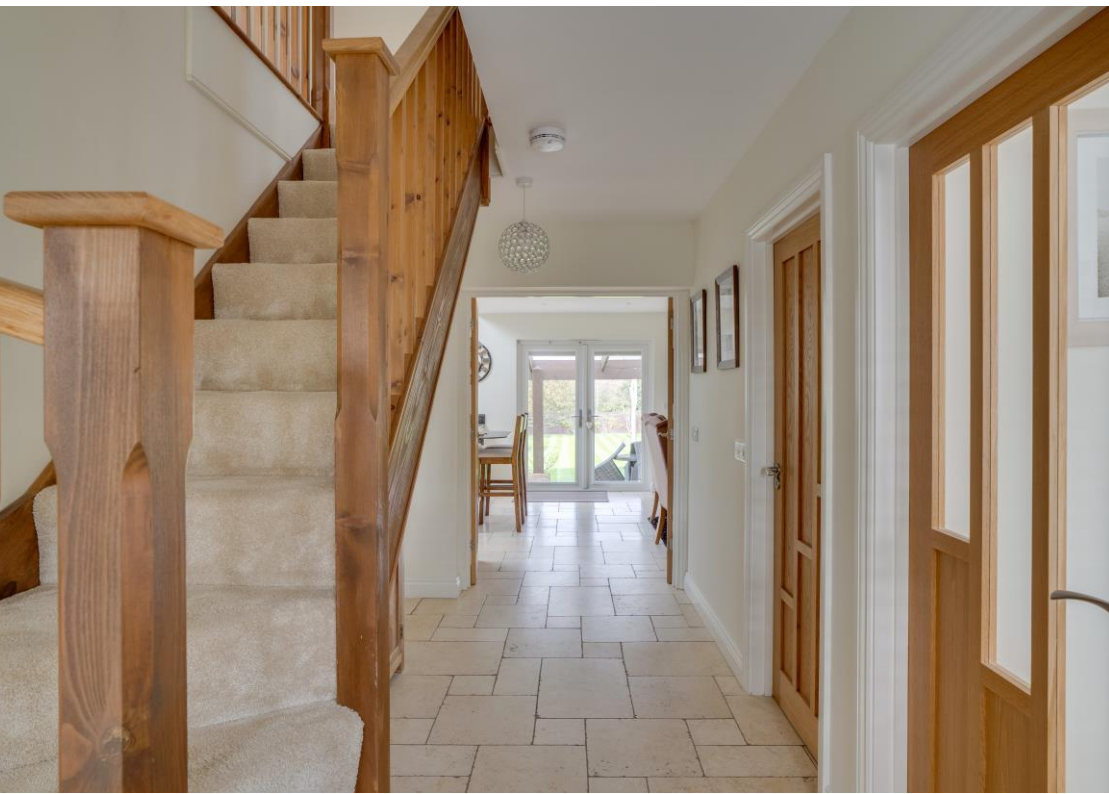




The Shooters Rest
Clare, Suffolk

**DAVID
BURR**



The Shooters Rest, Ashen Road, Clare, Sudbury, Suffolk CO10 8LG

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 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 spacious semi-detached property has been heavily extended and is presented in meticulous fashion, enjoying modern luxuries such as open plan kitchen/breakfast room, stylish bathrooms and high spec finishes and further benefitting from off road parking for multiple vehicles, garage with electric roller shutter door and large gardens.

A beautifully presented and heavily extended family home within walking distance of amenities.

Entrance Via Porch:

HALLWAY A spacious hallway with Oak staircase to the first floor, limestone tiled flooring and doors leading to:

SITTING ROOM A generous reception room with outlook to the front with views over open countryside.

KITCHEN/BREAKFAST ROOM Forming the hub of the home, a stunning open plan space, partly vaulted. Comprising a range of fitted wall and base units under Derton worktop with inset sink. Integrated appliances include a Rangemaster cooker, fridge freezer and dishwasher, a central preparation island, plenty of space for a dining table and chairs. Limestone tiled flooring with underfloor heating, and French doors leading to the terrace.

UTILITY ROOM Fitted with a further range of wall and base units under worktop with stainless steel sink inset. Limestone tiled flooring with underfloor heating, door to garage and door leading out.

STUDY With outlook to the front aspect.

SHOWER ROOM With tiled shower cubicle, vanity unit with wash hand basin, WC, heated towel rail and tiled floor.

First Floor

LANDING A spacious landing with airing cupboard, access to the roof.

BEDROOM 1 A spacious vaulted double bedroom with outlook to the rear and views. **EN-SUITE** comprising tiled shower cubicle, vanity sink, WC, heated towel rail and travertine tiles.

BEDROOM 2 Another spacious double bedroom with outlook to the front and views over open countryside.

BEDROOM 3 A further double bedroom with outlook to the front and countryside views.

BEDROOM 4 Currently utilised as a dressing room with views to the front.

BATHROOM Stylishly fitted with jacuzzi spa bath with shower attachment, Vanity sink unit, WC, heated towel rail and travertine tiles.

Outside

The property is approached via a block paved driveway providing parking and turning for multiple vehicles in turn leading to the **GARAGE** with electric roller shutter doors and light and power connected. Gates lead

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through to the rear garden which features an extensively paved dining terrace set adjacent an area of traditional lawn, with planting and trees interspersed, border fencing, Garden shed and workshop.

SERVICES: Septic Tank. Main electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

TENURE: Freehold.

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB. Telephone Number: 01376 552525.

COUNCIL TAX BAND: C. £1,875.12 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:** 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/>.

ACCESSABILITY ADAPTIONS: N/A

RESTRICTIONS ON USE OR COVENANTS: A covenant is in place, please ask us for further information.

SUBSIDENCE HISTORY: None known.

FLOOD RISK: None known.

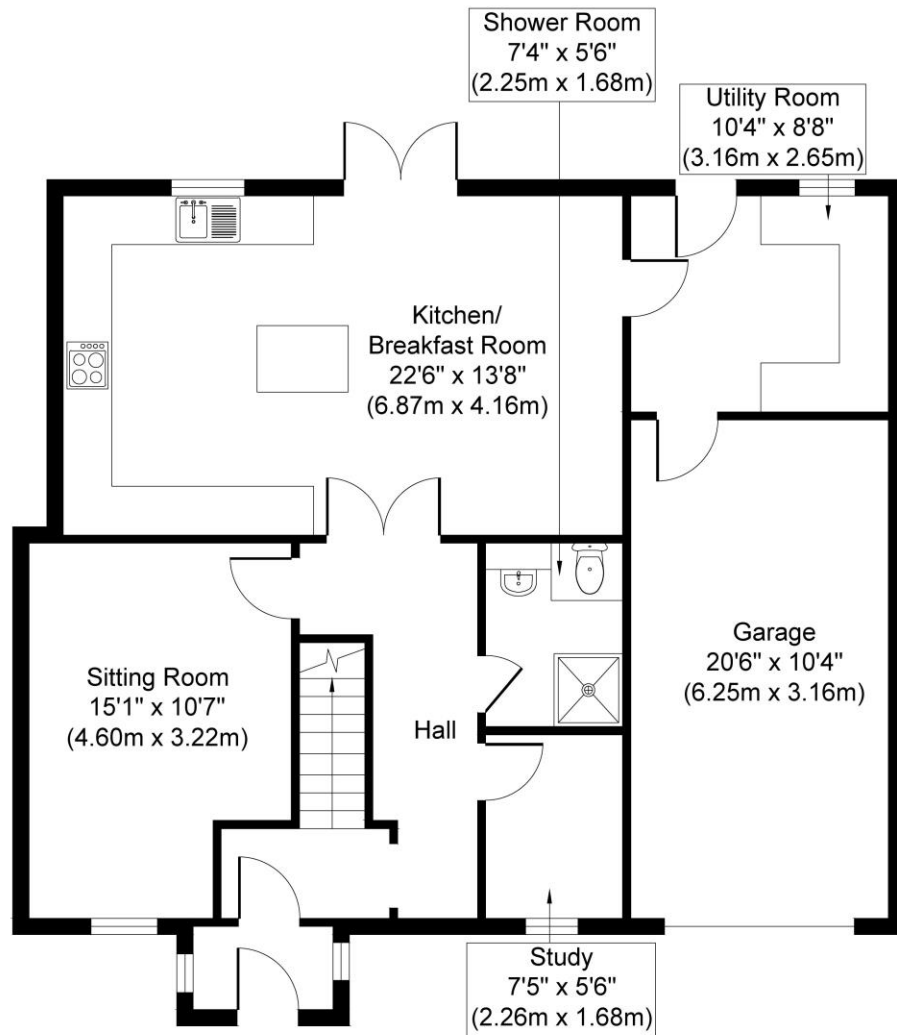
RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A right of access exists with the neighbouring property for maintenance purposes.

ASBESTOS/CLADDING: None known.

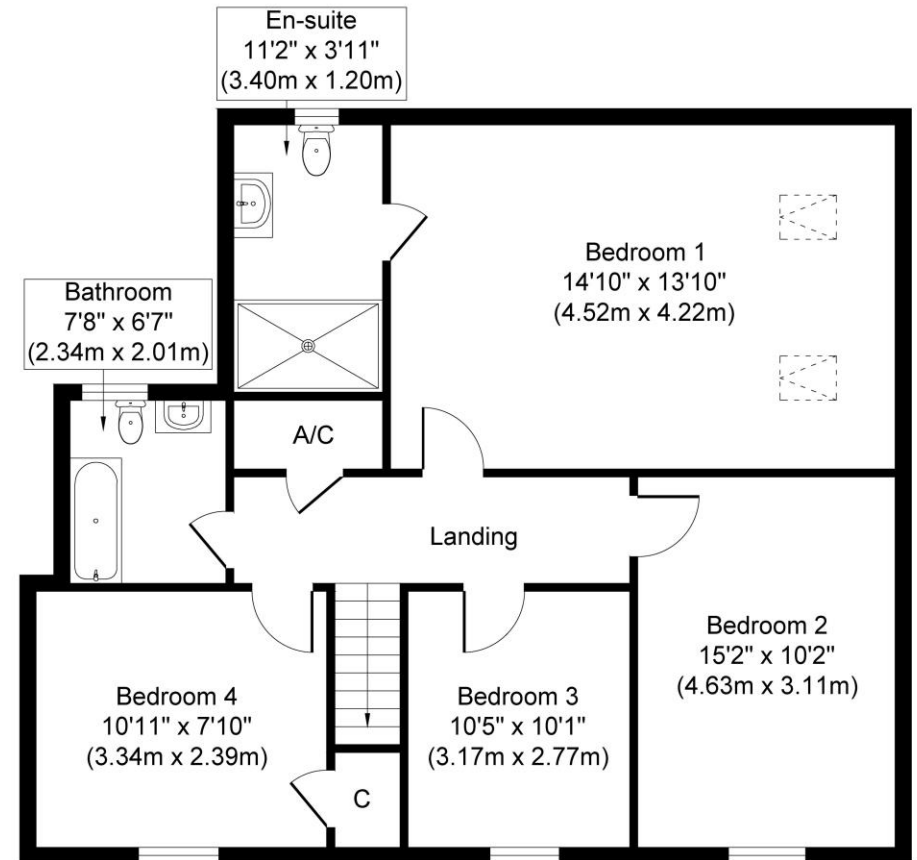
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1007 sq. ft
(93.59 sq. m)



First Floor
Approximate Floor Area
907 sq. ft
(84.27 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.

