

DAVID  
BURR



19 Pask Way

Clare, Suffolk

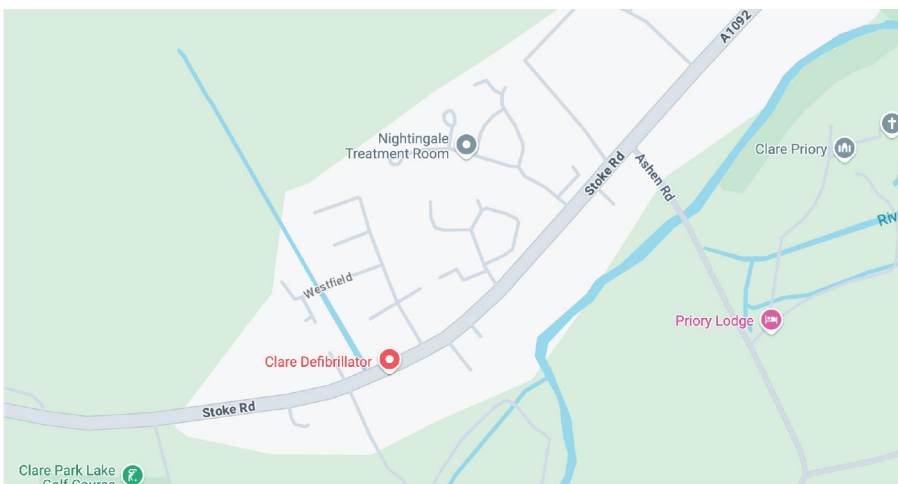


# 19 Pask Way

## Clare, Sudbury, Suffolk

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A well presented detached modern family home situated in a quiet location within walking distance of the town's amenities, yet backing to open countryside.



- Five bedroom family home
- Presented in excellent condition
- Double garage
- Low maintenance south westerly facing garden
- Close to the town's amenities
- Backing onto countryside

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## INTERIOR

The property is presented in excellent condition and comprises light and airy accommodation, including a stylish KITCHEN/BREAKFAST ROOM A generous SITTING ROOM with French doors opening to the terrace, separate STUDY, UTILITY ROOM and CLOAKROOM. The first floor features FIVE generous BEDROOMS, one with EN-SUITE and a FAMILY BATHROOM.

## EXTERIOR

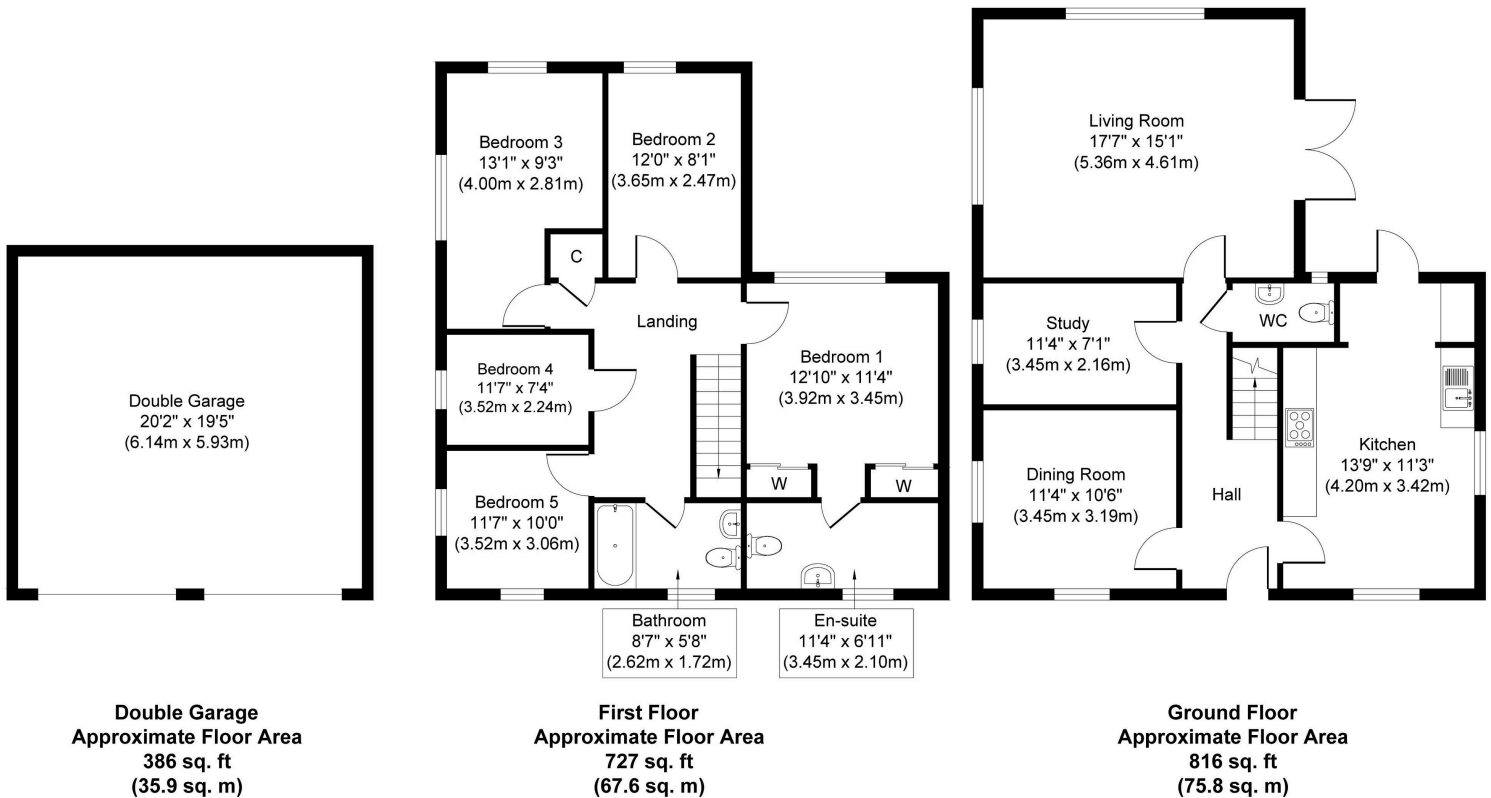
The property is located via private shared driveway providing parking for multiple vehicles in turn leading to the DOUBLE GARAGE en-block with light and power connected. The rear gardens are designed for low maintenance with areas of traditional lawn set adjacent Al Fresco dining terrace and enjoy a south westerly orientation, backing onto countryside.



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# Floorplan



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.

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# Clare, Suffolk

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.



## Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Gas heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F. £3,090.55 per annum.

PROPERTY POSTCODE: CO10 8FJ.

TENURE: Freehold/Leasehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom): Broadband: Yes. Speed up to 1800 mpbs download, up to 1000 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: Fibrous cement board

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known. .

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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