

DAVID
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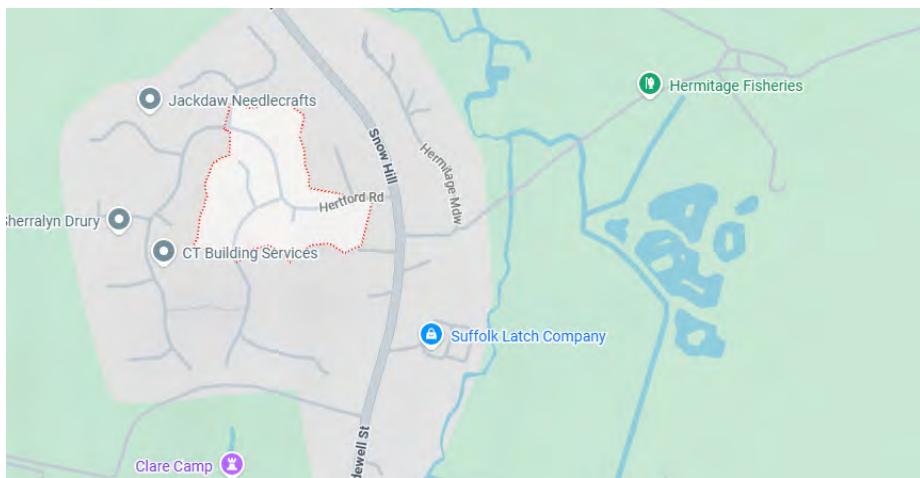
6 Hertford Road

Clare, Suffolk

6 Hertford Road

Clare, Sudbury, Suffolk CO10 8QH

A generously proportioned three bedroom semi-detached family home, situated on the sought after Heights development within walking distance of Clare's amenities. The property enjoys off-road parking for multiple vehicles, carport and garden.



- Generously proportioned
- Three bedroom semi-detached family home
- Situated on the sought after Heights development
- Within walking distance of Clare's amenities
- Off-road parking for multiple vehicles
- Car port
- Garden with far reaching countryside views

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

Entrance into HALLWAY with staircase leading to the first floor with storage cupboard beneath and doors leading to SITTING ROOM a generous reception room with gas fire set within a marble hearth and surround, large picture window to the front. KITCHEN comprehensively fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include an electric double oven and hob, whilst there is space for a washing machine and tumble dryer. Door leading out. DINING ROOM a further generous reception room with plenty of space for dining table and chairs and a door leading to the GARDEN ROOM with outlook across the garden and door leading out. SHOWER ROOM comprising a tiled shower cubicle, WC and pedestal sink unit.

FIRST FLOOR

The first floor enjoys THREE generous double BEDROOMS and a FAMILY SHOWER ROOM comprising a large shower cubicle, vanity sink unit, WC and part tiled walls.



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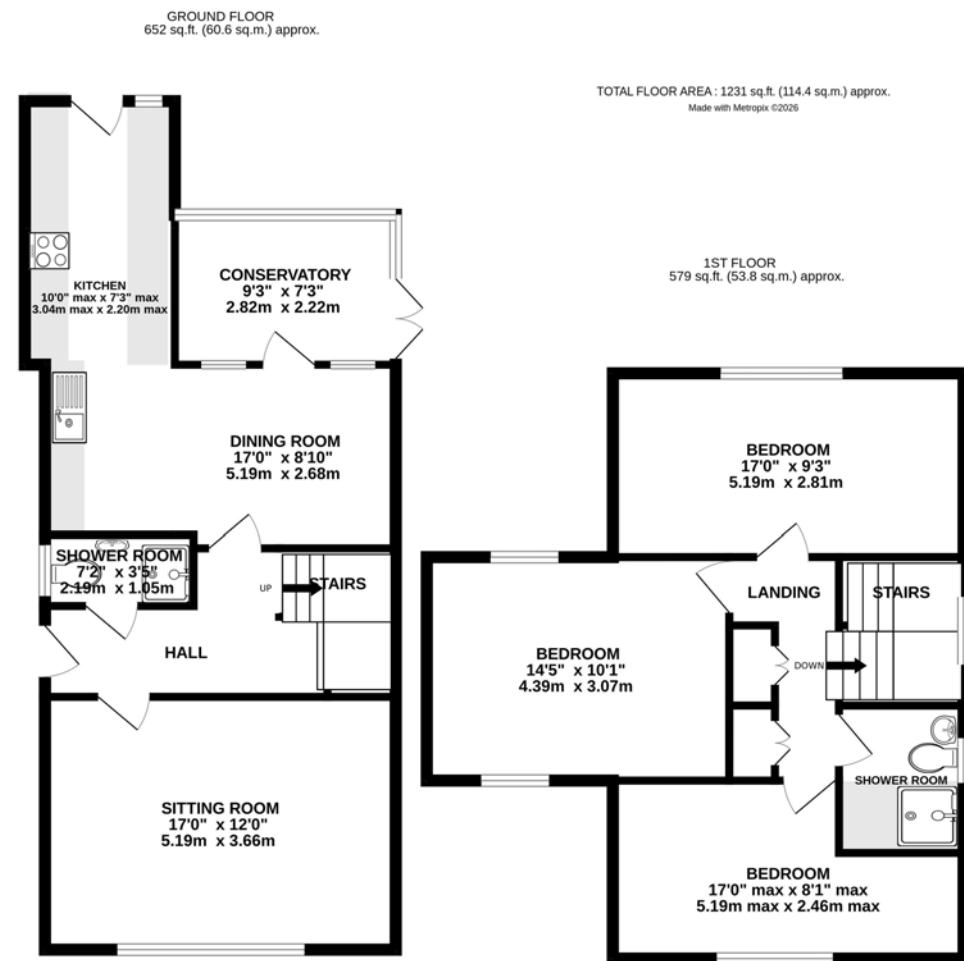
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EXTERIOR

To the front, the property enjoys an abundance of off-road parking with the ability to park multiple vehicles as well as covered parking via the car port. There is potential to add a single garage to the right-hand side of the property, subject to the necessary planning consents. An access leads through to the rear of the property which enjoys a large predominantly lawned garden with steps leading down, with door leading to the WORKSHOP, a paved dining terrace, mature flower beds and countryside views in the distance beyond.



Floorplan



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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 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.



Material Information

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

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

Telephone: 01284 763233.

COUNCIL TAX BAND: C. £1,993.78 per annum.

PROPERTY POSTCODE: CO10 8QH

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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