

DAVID
BURR



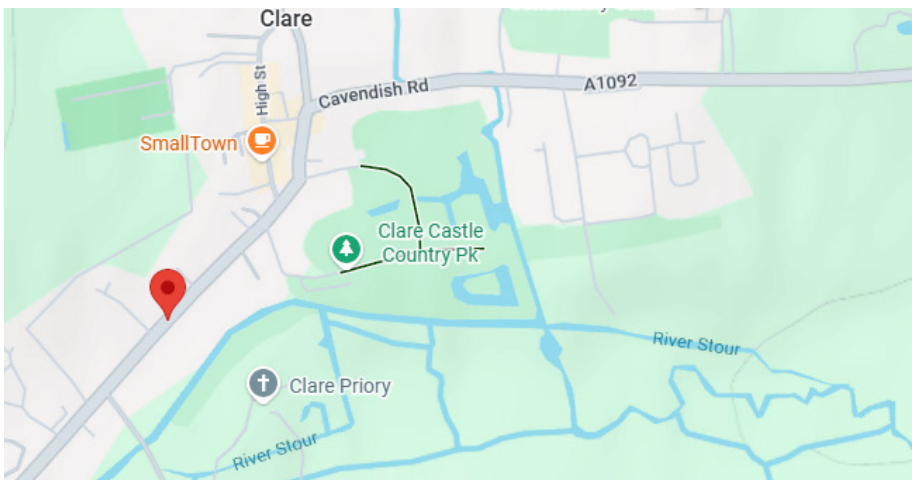
21 Nethergate Street

Clare, Suffolk

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Clare, Suffolk CO10 8NP

This stunning, meticulously restored and beautifully presented three bedroom, three storey period townhouse is situated on Nethergate Street within this sought after Suffolk Market Town.



- Stunning, meticulously restored
- Quality integrated appliances
- Modern luxuries
- Three bedrooms
- Period townhouse
- Within walking distance of the town's amenities
- West facing gardens

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Telephone 01787 277811
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INTERIOR

Entrance into HALLWAY with oak flooring and staircase leading to the first floor, exposed beams and overhead storage cupboards. Doors to SITTING ROOM a charming reception room with exposed beams, log burning stove set within red brick fireplace with slate hearth and sliding sash window to the front aspect. KITCHEN/BREAKFAST ROOM a partly vaulted and stylishly fitted comprehensive kitchen comprising a range of wall and base units under silestone worktop with Butler Belfast sink inset. Integrated appliances include a NEFF oven, combination microwave oven, Samsung five ring induction hob, fridge/freezer and a Bosch dishwasher, breakfast island with breakfast bar, Velux roof windows and bi-fold doors leading to the rear. Tiled flooring with underfloor heating. Door to the UTILITY ROOM comprising a further range of wall and base units under silestone worktop with Belfast sink inset. Space for a washer dryer, housing for the boiler, tiled flooring and an understairs cupboard housing the electric meter. CLOAKROOM with WC, wash hand basin, exposed beams and tiled flooring.

FIRST FLOOR

With LANDING area with understairs storage cupboard and a staircase leading to the Second Floor. The first floor bedrooms comprise of BEDROOM 2 a generous double bedroom with built-in double wardrobes, sliding sash window to the front aspect, cast iron Victorian fireplace and exposed beams. BEDROOM 3 a light bedroom with sliding sash window to the front aspect and exposed beams. SHOWER ROOM comprising a walk-in tiled shower cubicle, wash hand basin, WC, heated towel rail, heated mirror and extensively tiled walls and flooring.

SECOND FLOOR

The Second Floor landing gives way to a generous MASTER SUITE comprising a generous bedroom area with plenty of space for a double bed with exposed beams, part-panelled walls, outlook to the front, eaves storage cupboards and an En-Suite comprising a large walk-in tiled shower cubicle, WC, vanity sink unit, heated towel rail, large eaves storage cupboard and extensively tiled walls and flooring with underfloor heating.



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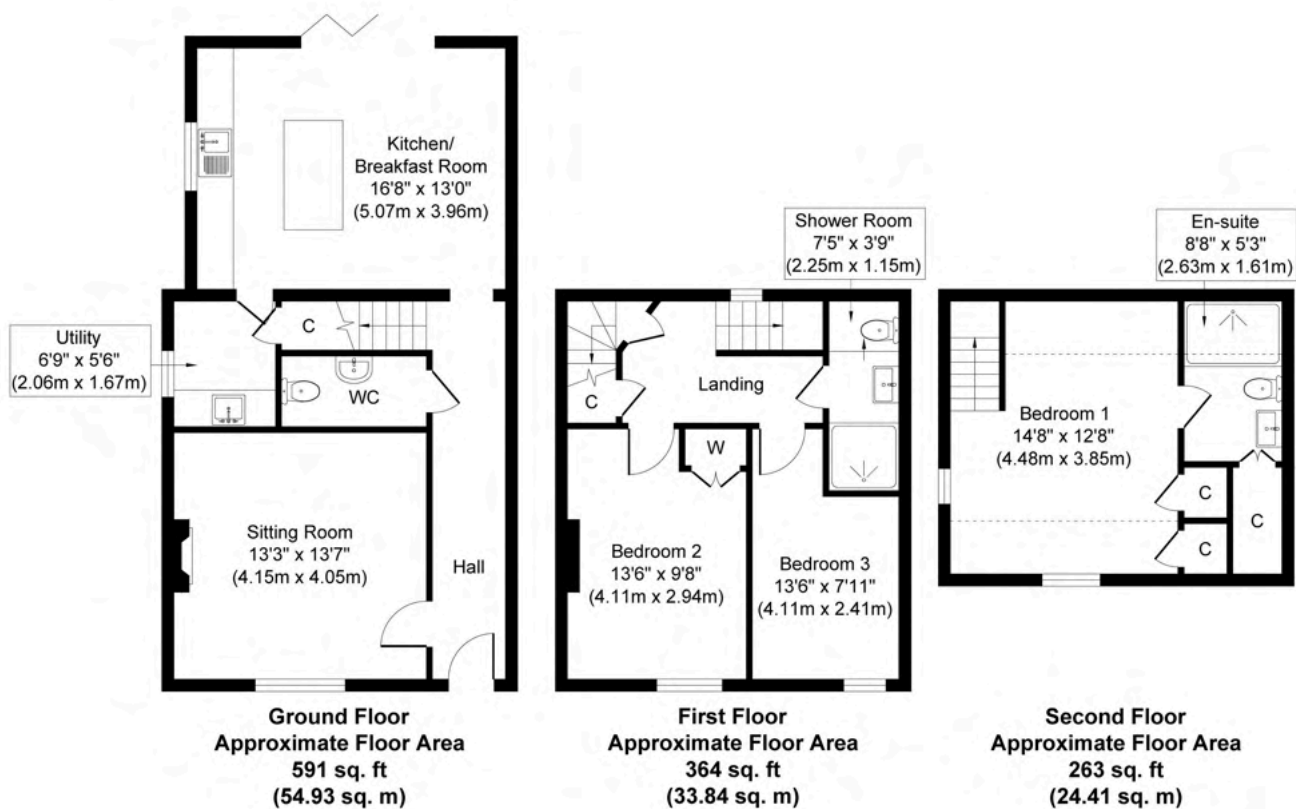
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EXTERIOR

To the front the property enjoys a paved and shingle courtyard area behind gated railings and to the rear, the property enjoys an extensively paved dining terrace with retaining walls and steps leading up to an area of traditional lawn with surrounding brick wall and a further dining terrace is located to the rear of the garden, all enjoying a westerly aspect.



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.

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 8NP.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

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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