

Hillcrest (Plot 1), Cavendish Road, Clare, Sudbury, CO10 8PH



**Freehold**

Offers In Excess Of

**£400,000**

Subject to contract

**Brand new family home**

1 bedrooms  
**1** reception room  
**2** bathrooms



A brand new home  
in this highly desirable  
and much requested  
sought after Suffolk  
village



# Some details

## General information

One of a pair of exclusive brand new four bedroom detached homes finished to an exceptionally high standard in this well served and highly regarded small Suffolk market town offering good access to all the local amenities including schools, shops and restaurants.

The gas centrally heated accommodation briefly comprises of a double glazed door leading into the main entrance hall with wood effect flooring, impressive oak staircase leading to the first floor plus door to cloakroom and utility room with double glazed door to outside, worksurfaces incorporating a sink with wall mounted boiler over, good range of wall and base units plus space for appliances. There is an impressive open plan kitchen family room offering three distinct zones - the main living area is situated to the rear with double glazed door to the outside providing views over the garden, useful built in cupboard, space for table and an open aspect to the kitchen, an impressive space with a good range of wall and base units with worktops surrounding incorporating a breakfast bar, under unit lighting, one and a half bowl sink, five ring induction hob with glass splash back and wall mounted extractor over plus integrated appliances including an eye level double oven, dishwasher and fridge freezer with wood style floor throughout.

Stairs rise up from the entrance hall to the first floor landing with pull down loft access plus built in airing cupboard housing hot water cylinder. There is access to the four bedrooms, the master benefitting from an en suite shower room, and there is a family bathroom with wall mounted shower over the bath and glass splash screen.

### Main entrance hall

17' 8" x 4' 2" (5.38m x 1.27m)

### Cloakroom

6' 1" x 3' 3" (1.85m x 0.99m)

### Kitchen

14' x 10' (4.27m x 3.05m)

### Family room

17' (decreasing to 14') x 19' (5.18m x 5.79m)

### Utility room

7' 5" x 4' 6" (2.26m x 1.37m)

### Bedroom one

11' 1" x 10' 2" (3.38m x 3.1m)

### Ensuite

6' 7" x 4' 5" (2.01m x 1.35m)

### Bedroom two

11' 4" x 9' 10" (3.45m x 3m)

### Bedroom three

10' 2" x 8' 9" (3.1m x 2.67m)

### Bedroom four

9' 4" x 7' 6" (2.84m x 2.29m)

### Bathroom

6' 10" x 6' 7" (2.08m x 2.01m)

## The outside

To the front of the property there will be a block paved driveway plus a gated side access to the rear garden.

The rear garden is fully landscaped with a patio paved area with lawned area with boundaries mixed with fencing and hedging with open views to the rear.

## Where?

Clare is a very pretty and desirable Suffolk village with a wide range of local amenities including bank, convenience store, hairdressers, art galleries, doctors and lies roughly 11 miles from the main market town of Sudbury, where a wider range of shopping and leisure facilities can be found including a rail link to London Liverpool Street. There is a well regarded school and access to the private school in Stoke by Clare, Clare Country Park is also a short walk away.

## Important information

Council Tax Band - pending

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Agents Note - The property has fully carpeted stairway and bedrooms.

There is a 10 year I.C.W. warranty.

## Directions

Proceed from Sudbury towards Long Melford.

Continue through the village and at The Green turn left signposted Cavendish and Clare. As you enter the village of Clare the property can be found on the right hand side.

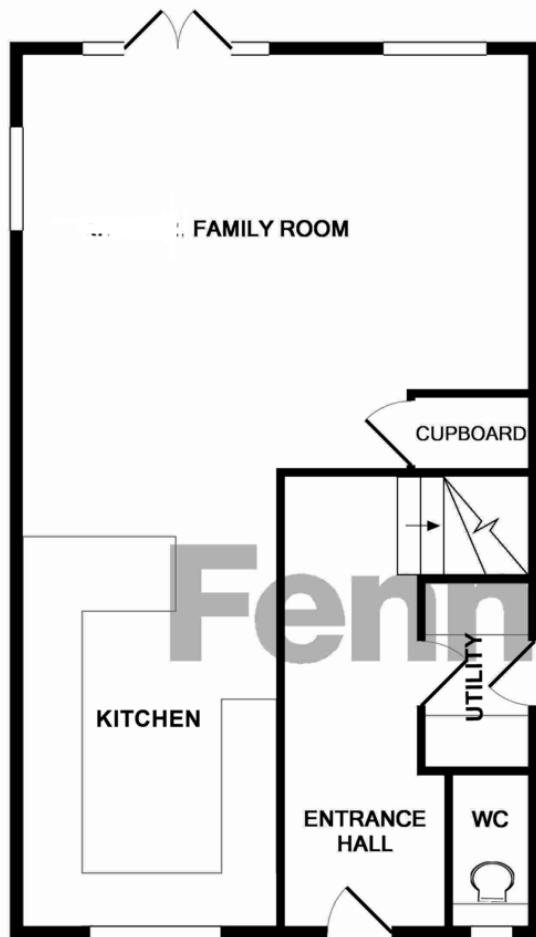
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

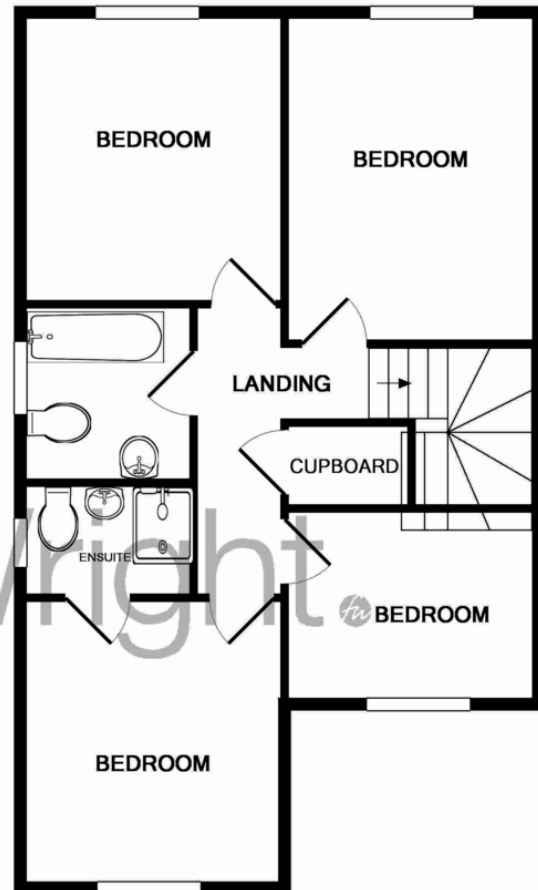
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## Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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Particulars for Hillcrest (Plot 1), Cavendish Road, Clare, Sudbury, CO10 8PH

