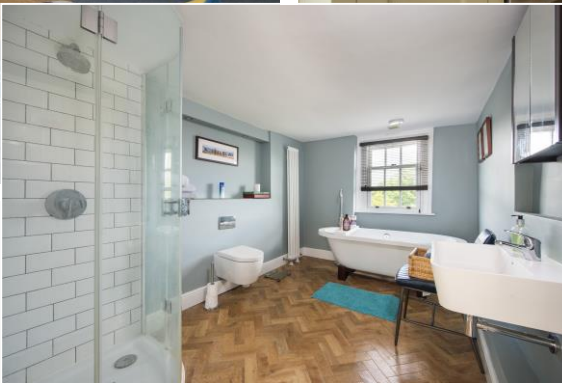




**11 Church Street**  
**Clare, Suffolk**

**DAVID  
BURR**





# 11 Church Street, Clare, Sudbury, Suffolk CO10 8PD

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, bank and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This stunning Grade II Listed town house is situated in the heart of Clare enjoying spectacular views towards St Peter and St Paul's church. The property, which is believed to date back to the late 18th Century, has recently been comprehensively refurbished to create a stylish and comfortable home offering bright, spacious and flexible living accommodation with the added benefit of an enclosed walled rear garden.

## A beautifully presented town house in the heart of Clare.

Entrance into:

**SITTING ROOM** A lovely light room with large sash window looking towards the church with character features including an attractive wood burning stove on a stone hearth, exposed ceiling beam, picture rails and stripped wooden floor. Glazed French doors lead to:

**REAR HALLWAY** With stairs rising to the first floor, door to the cellar and glazed door to the garden.

**INNER HALL** With stripped wooden flooring and opening through to the:

**KITCHEN/DINING ROOM** The hub of the home this splendid room is extensively fitted with a range of bespoke handmade Shaker style units under worktops with a Belfast sink inset. Appliances include a Rangemaster cooker with 6 ring gas hob set within the chimney recess and there is space for a fridge freezer and plumbing for a dishwasher. Stripped wooden flooring leads through to the **dining area** with a door leading to the garden.

**DRAWING ROOM** Another light, double aspect room enjoying a pleasant outlook over the rear garden whilst featuring a wood burning stove on a stone hearth, stripped wooden flooring with French doors to the terrace.

**UTILITY ROOM** Tastefully fitted with a white suite comprising a WC, wash basin, units above worktop with plumbing for a washing machine and stripped wooden flooring.

**CELLAR** A useful cellar with limited head height comprising 2 rooms ideal for storage.

### First Floor

**LANDING** With doors to:

**BEDROOM 1** A particularly light and airy room featuring an attractive cast iron Victorian style fireplace and delightful outlook towards the church.

Landing opens into:

**STUDY** With outlook over the rear garden in turn leading to, may be used as an occasional bedroom:

**BEDROOM 3** A charming room with 2 storage cupboards, vaulted ceiling, exposed beams and double outlook over the rear garden.

**SHOWER ROOM** Stylishly fitted with a contemporary white suite comprising a WC, vanity sink unit and tiled shower cubicle. Tiled floor.



# 11 Church Street, Clare, Sudbury, Suffolk CO10 8PD

## Second Floor

A small landing area with storage cupboard leading to:

**BEDROOM 2** Another particularly light room with 2 sash windows enjoying the views over Clare.

**BATHROOM** Tastefully fitted with a contemporary white suite comprising a WC, wash basin, free standing rolled top bath, tiled shower cubicle and storage cupboard.

## Outside

The property enjoys delightful private rear gardens with an extensive paved dining terrace and raised decked dining terrace with steps leading up to the lawn flanked by mature shrub beds and borders and a useful garden shed and further seating area.

**SERVICES** Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

**TENURE:** Freehold.

**LOCAL AUTHORITY** West Suffolk Council – 01284 763233.

Council Tax Band: E. £2,547.64 per annum.

**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.





**Cellar**  
Approximate Floor Area  
205 sq. ft.  
(19.0 sq. m.)

**Ground Floor**  
Approximate Floor Area  
840 sq. ft.  
(78.0 sq. m.)

**First Floor**  
Approximate Floor Area  
700 sq. ft.  
(65.0 sq. m.)

**Second Floor**  
Approximate Floor Area  
409 sq. ft.  
(38.0 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. 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.



