

DAVID
BURR



The Maples

Clare, Suffolk

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Ashen Road, Clare, Suffolk

This spacious circa. 2,978 sq.ft generous family home is situated on the edge of the town within walking distance to the towns amenities. The property enjoys generous gardens backing onto countryside, with countryside views to the front and further benefits from off-road parking for several vehicles and a particularly spacious double garage.



- A spacious circa 2,978 sq.ft family home
- Situated on the edge of the town within walking distance to amenities
- Generous gardens with countryside views
- Off-road parking for multiple vehicles
- Double garage

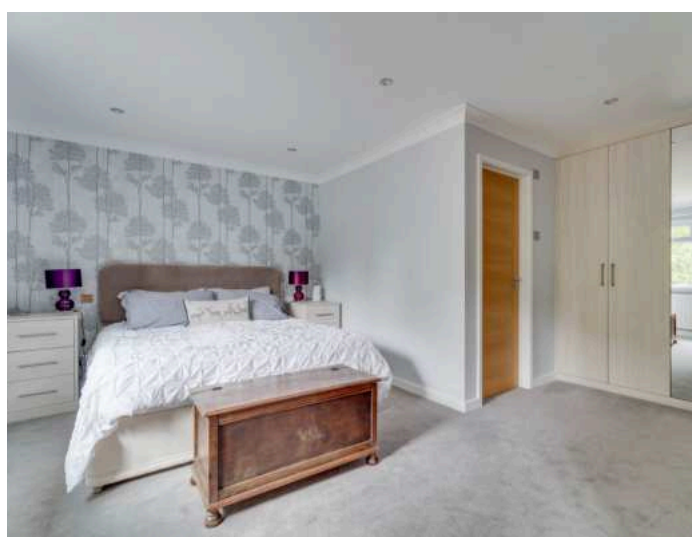


INTERIOR

The property features a welcoming and generous ENTRANCE HALL with a galleried landing, staircase with storage underneath and door to CLOAKROOM with WC, wash hand basin and doors to SITTING ROOM a particularly spacious reception room with French doors leading to the terrace featuring a log burning stove set within a slate tiled hearth with bressumer over, outlook to the front and views to the rear across open countryside. KITCHEN forming the hub of the home and extensively fitted with a range of wall and base units under granite worktops with ceramic sink and waste disposal inset. Integrated appliances include a full height fridge and coffee station, dishwasher with a further range of NEFF appliances to include oven, microwave, five ring induction hob, warming tray and extractor hood. UTILITY ROOM with a further range of base units under solid worktop with Butler sink inset, plenty of storage space, space for a secondary fridge and space and plumbing for a washing and tumble dryer and tiled flooring. SNUG with outlook to the rear and bi-fold doors leading to the terrace.

FIRST FLOOR

GALLERIED LANDING with plenty of space for storage, access to the roof and doors to BEDROOM 1 a spacious master suite with dual aspect views, large walk-in dressing room and an En-Suite comprising tiled shower cubicle, vanity unit with WC and wash hand basin, heated towel rail and extensively tiled walls. BEDROOM 2 a further generous double bedroom with a range of built-in wardrobes with En-Suite comprising tiled shower cubicle, vanity unit with WC and wash hand basin with storage beneath and extensively tiled walls and heated towel rail. BEDROOM 3 a further double bedroom with a range of built-in wardrobes and outlook to the rear. BEDROOM 4 AND 5 further double bedrooms with outlook to the rear. The fifth bedroom is currently utilised as study. FAMILY BATHROOM stylishly fitted with a panelled bath with separate shower cubicle, vanity unit with WC, wash hand basin with storage beneath, heated towel rail and extensively tiled walls.



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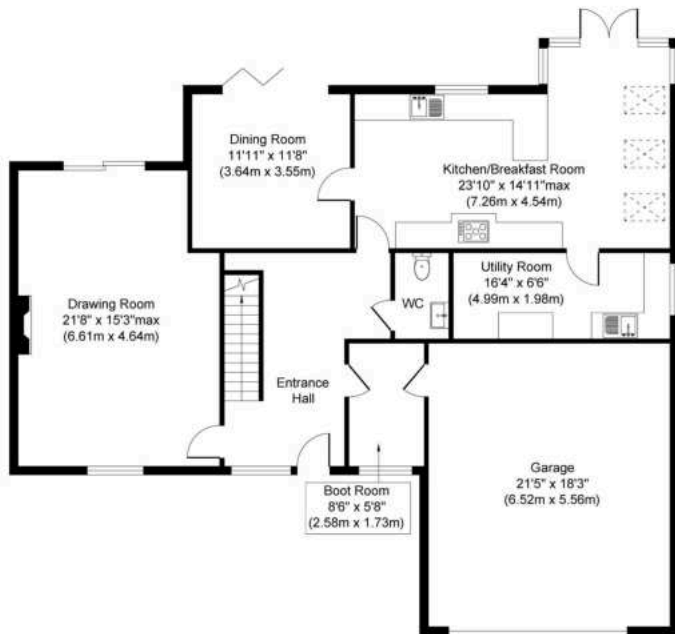
Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

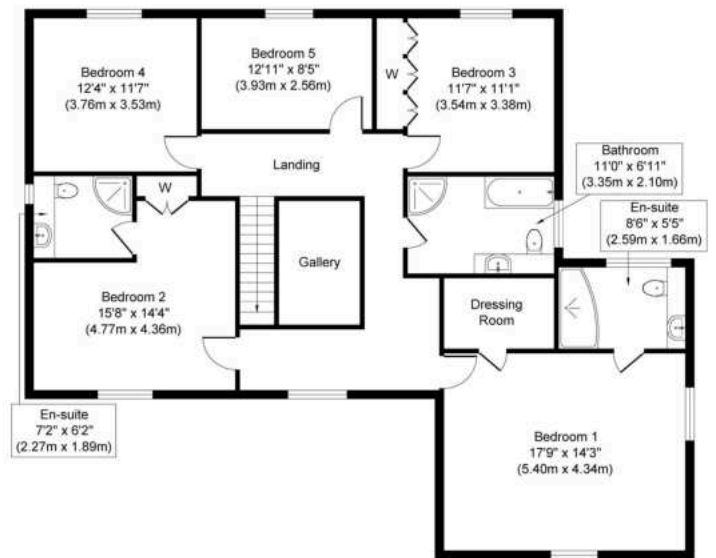
The property enjoys a small area of shared driveway with the neighbouring property and in turn leads to an area of private driveway providing parking for multiple vehicles in turn leading to the DOUBLE GARAGE with light and power connected. The front garden is traditionally lawned, interspersed with mature and fledgling trees, a gated access leads through to the rear with an extensively paved raised dining terrace with steps leading down to an area of traditional lawn interspersed with flower beds and trees, affording the property a great deal of privacy, backing onto open countryside.



Floorplan



Ground Floor
Approximate Floor Area
1,561 sq. ft
(144.98 sq. m)



First Floor
Approximate Floor Area
1,417 sq. ft
(131.62 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. 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 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. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: G. £3,657.78 per annum.

PROPERTY POSTCODE: CO10 8LG.

TENURE: Freehold.

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/>.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS:

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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