



**11 Hertford Road  
Clare, Suffolk**

**DAVID  
BURR**



# 11 Hertford Road, Clare, Sudbury, Suffolk CO10 8QH

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A spacious three/four bedroom detached property situated on a popular residential cul-de-sac within walking distance of Clare's amenities. The property enjoys off-road parking for multiple vehicles, garage and generous south-facing gardens.

## A spacious three/four bedroom detached property with off road parking for multiple vehicles, garage and south-facing gardens.

Entrance into:

**HALLWAY:** With tiled flooring and staircase leading to the first floor and rooms off:

**SITTING ROOM:** A generous reception room with fireplace, shelving built into the recesses and opening leading through to the:

**DINING ROOM:** With plenty of space for dining table and chairs, sliding doors to the **Garden Room** and door to:

**KITCHEN:** Extensively fitted with a range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include an electric double oven, four ring gas hob and American style fridge/freezer, whilst there is space and plumbing for a washing machine, tumble drier and dishwasher. Sliding doors lead to the terrace.

**STUDY/BEDROOM 4:** Currently utilised as a study but could be utilised as fourth bedroom. With airing cupboard and housing for boiler. Outlook to the front and understairs cupboard.

**CLOAKROOM:** With WC and wash hand basin.

### First Floor

**LANDING:** With rooms off:

**BEDROOM 1:** A generous double bedroom with outlook to the front.

**BEDROOM 2:** A further double bedroom with outlook to the rear.

**BEDROOM 3:** Another double bedroom with outlook to the rear.

**FAMILY BATHROOM:** Comprising panel bath, separate tiled shower cubicle, WC, pedestal sink unit and extensively tiled walls.

### Outside

The property is approached via a driveway providing parking for multiple vehicles, in turn leading to the **GARAGE** with light and power connected. A gated side access leads through to the rear with an extensively paved dining terrace set adjacent an area of traditional lawn with a range of mature flower beds interspersed with trees and shrubbery. All enjoying a southerly aspect.

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

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**CONSTRUCTION TYPE:** Brick and block.

**EPC RATING:** Band TBC. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** D. £2,139.61 per annum.

**TENURE:** Freehold.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:**

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:**

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None.

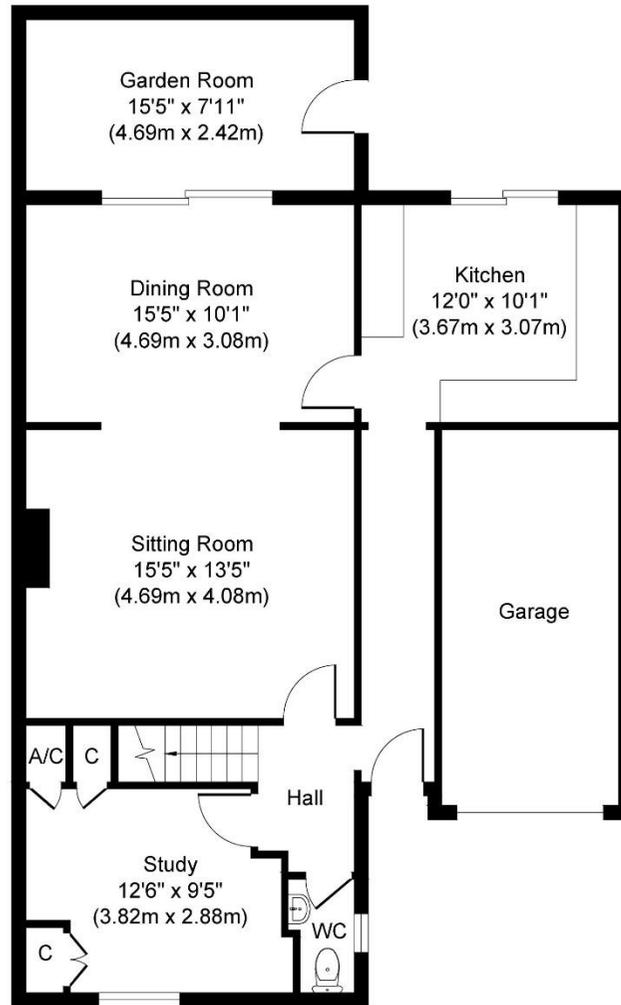
**COALFIELD OR MINING AREA:** None.

**ACCESSABILITY ADAPTIONS:** None.

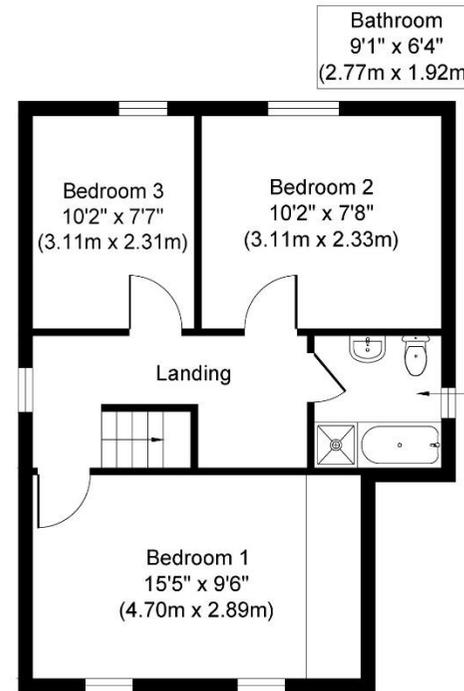
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,035 sq. ft**  
**(96.13 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**463 sq. ft**  
**(43.05 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.

