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6 March Place

Clare, Suffolk

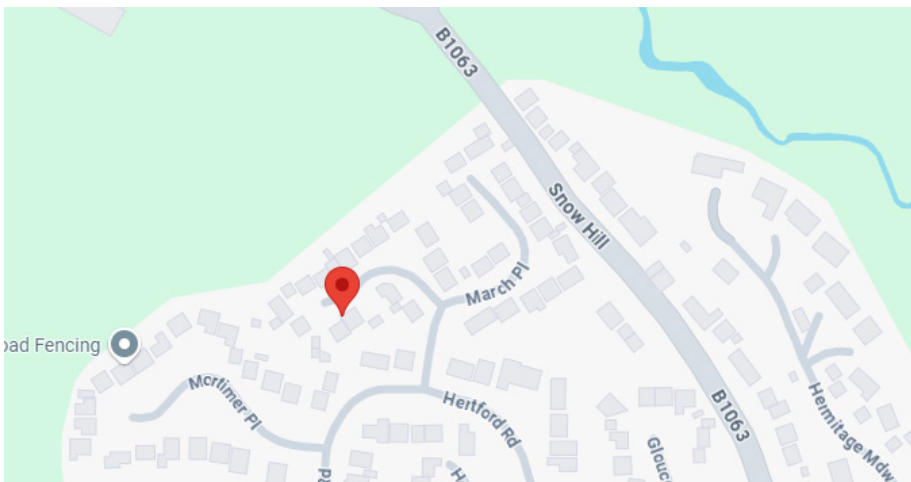


# 6 March Place

## Clare, Suffolk

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This spacious five bedroom detached family home has seen the benefit of several single storey extensions and now offers generous and well proportioned living accommodation comprising versatile living space. The property is in need of some minor cosmetic improvement, but enjoys off-road parking for several vehicles, a single garage and a detached large corner plot with countryside views.



- A spacious five bedroom detached family home
- Generous well proportioned living accommodation
- Versatile living space
- In need of some minor cosmetic improvement
- Set within a large detached corner plot with countryside views
- Off-road parking for several vehicles
- Single garage
- Within walking distance to the amenities

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## INTERIOR

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**GROUND FLOOR** Enjoying several generous reception rooms including a **SITTING ROOM** to the front, **DINING ROOM** located adjacent, a well stocked **KITCHEN**, **GARDEN ROOM** AND **STUDY** to the rear with views over the garden. **TWO BEDROOMS** to the ground floor with views over the garden and a **SHOWER ROOM** comprising a tiled shower cubicle, WC, pedestal sink.

**FIRST FLOOR** The first floor landing enjoys a picture window with views over open countryside, airing cupboard and access to the roof space with **THREE** generous **BEDROOMS**, the most prominent of which is the **MASTER** with an **EN-SUITE** comprising panel bath with shower attachment over, pedestal sink unit, WC, extensively tiled walls, whilst the **FAMILY BATHROOM** also enjoys a panel bath with shower attachment over, WC, pedestal sink unit and heated towel rail.



## EXTERIOR

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To the front the property enjoys a driveway providing parking for several vehicles in turn leading to the **GARAGE**. The front gardens are predominantly laid to lawn with mature flower beds and steps leading up to the front door. A gated access leads through to the rear garden which is of a generous size and enjoys an enviable corner plot, incorporating a range of well stocked mature flower beds interspersed with mature trees, planting and shrubbery, areas of expanses of traditional lawn, Al Fresco dining terrace and a garden shed.

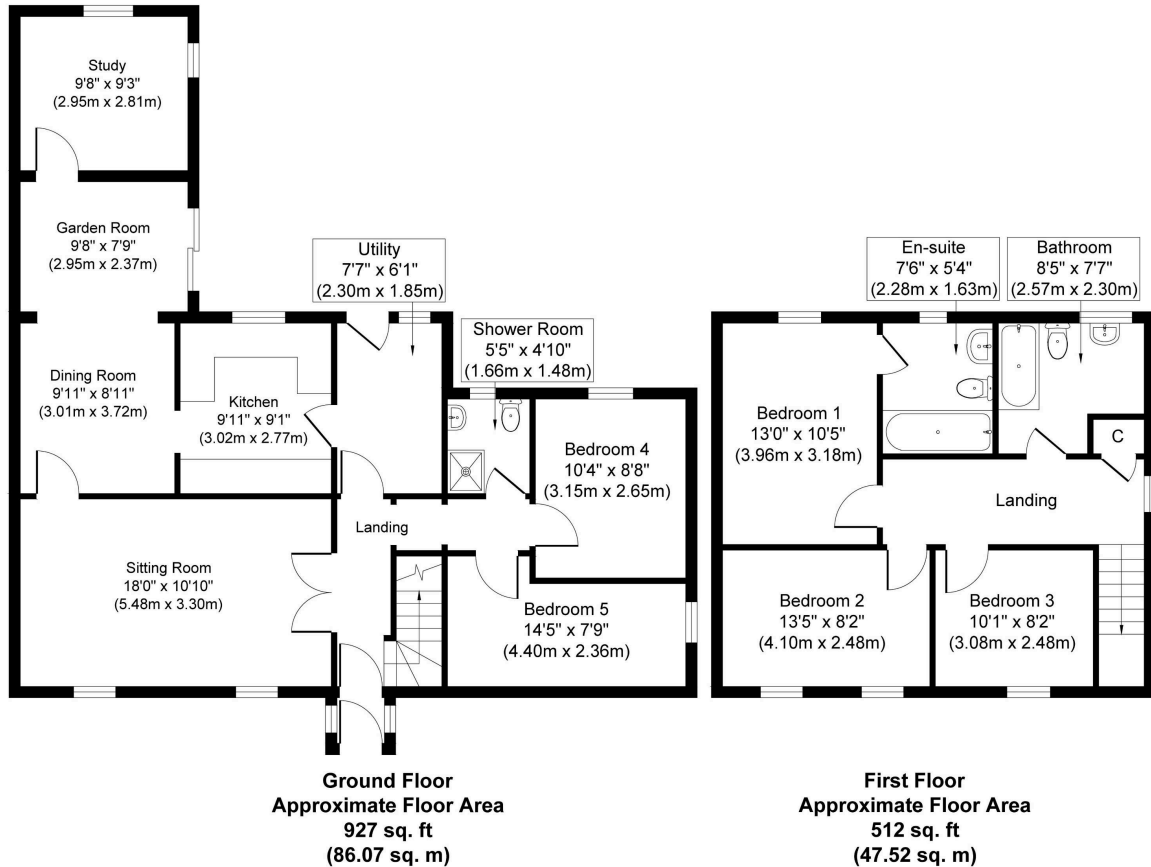


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# Floorplan



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.

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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 the magnificent St. Peter and St. Paul 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.



## 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 House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

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

PROPERTY POSTCODE: CO10 8RH.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 47 mpbs download, up to 8 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 known.

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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