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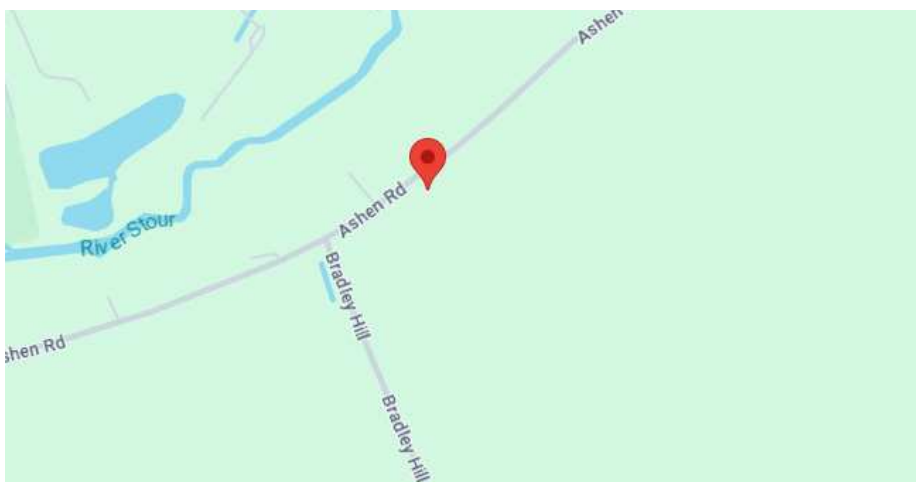
5 Ashen Road

Clare, Suffolk

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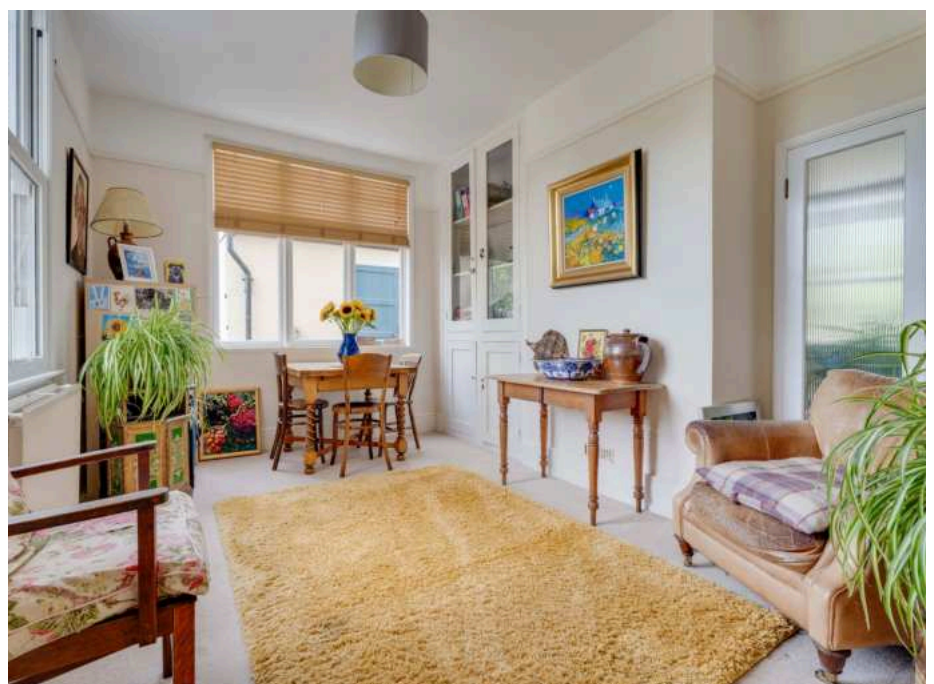
This spacious semi-detached property with direct river access situated in a semi-rural location within walking distance of Clare's amenities. The property offers well-proportioned living accommodation and sits within large mature gardens running down to the River Stour providing a unique backdrop.
In all about 0.44 of an acre.



- Spacious semi-detached property with direct river access
- Semi-rural location within easy walking distance of the amenities in Clare
- Well-proportioned living accommodation
- Large mature gardens to include garden studio
- Off-road parking
- Garage
- In all about 0.44 of an acre

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INTERIOR

Entrance into a spacious and bright HALLWAY with stairs rising to the first floor, understairs storage cupboard and doors leading off. SITTING ROOM with bay window to the front aspect over looking the garden, multi-fuel burner set within the chimney breast recess with oak bressummer over and french doors lead through to the DINING ROOM with built-in storage cupboards and of double aspect with views to the side and rear gardens. To the rear of the hallway a step leads down to the KITCHEN/BREAKFAST ROOM with views to the side garden, comprising an extensive range of wall and base units under worktop with stainless steel sink inset and space for electric cooker and fridge/freezer, whilst a useful pantry cupboard provides further storage. A door leads out to the LOBBY which is a useful area, providing further storage space for coats and shoes etc. A step leads down to UTILITY ROOM comprising base units under worktop with stainless steel sink inset, space for appliances and plumbing for washing machine. CLOAKROOM with WC and wash hand basin.



FIRST FLOOR

A split-level landing comprises an airing cupboard and access to the roof space. Doors lead off to BEDROOM 1 with views to the front overlooking the gardens and countryside beyond, built-in wardrobes and feature fireplace. BEDROOM 2 with built-in wardrobes, feature fireplace and views to the rear garden and countryside beyond. BEDROOM 3 with views to the rear and countryside beyond. BEDROOM 4 with sash window and views to the front aspect. FAMILY BATHROOM comprising WC, wash hand basin, 'P' shaped panelled bath with shower over and heated towel rail.



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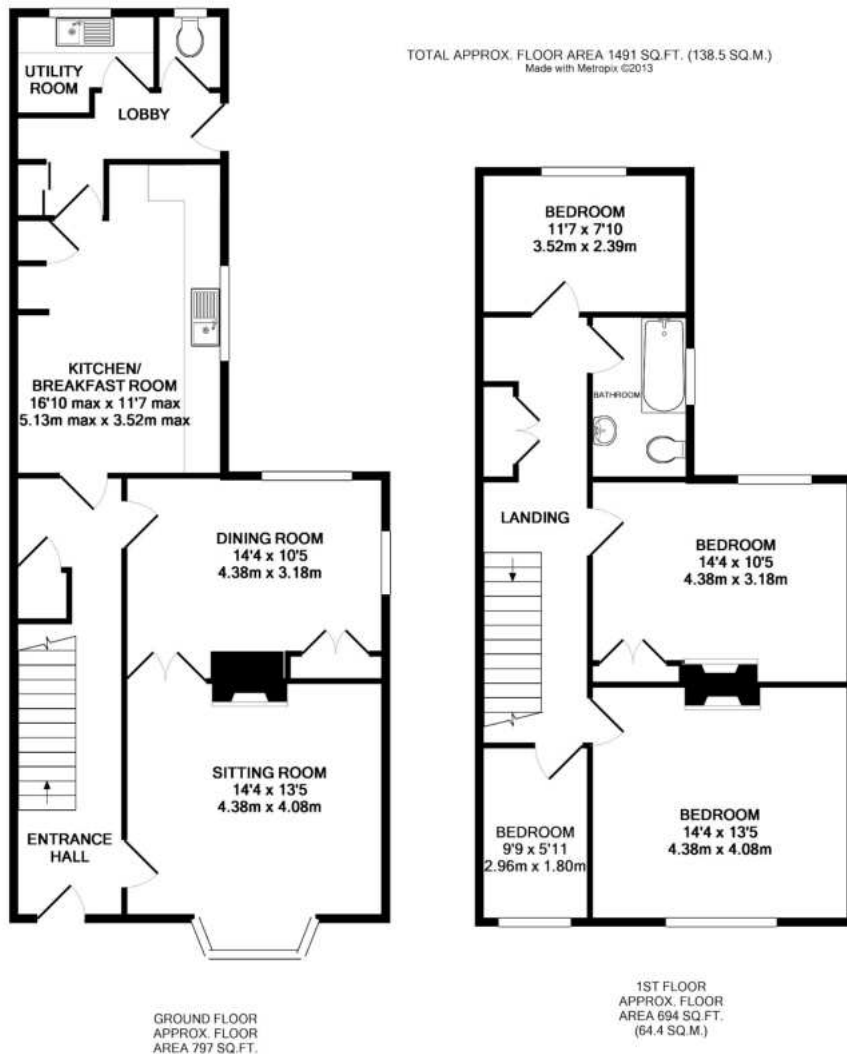
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EXTERIOR

The property is approached via a hardstanding driveway leading to a SINGLE GARAGE with up and over door, light and power connected. The front garden is lawned and set behind a brick low level retaining wall with a pathway leading to the front door. Gated access leads to the rear gardens which are an asset to the property divided into 2 areas with an enclosed private garden immediately to the rear of the property which is predominantly lawned with an apple tree, SUMMERHOUSE, STUDIO with light and power, mature shrub beds and borders and gateway leading to the principal garden. The principal garden is also predominately lawned leading all the way down to the River Stour and is interspersed with a variety of mature trees and shrubs including Silver Birch and various fruit trees to include apple, mulberry, plums, pears and greengages. At the bottom of the garden a gate leads to a public footpath leading directly to Clare Country Park with gateway leading to the river bank providing a delightful and unique backdrop. In all about 0.44 of an acre.



Floorplan



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 private 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: D. £2,194.67 per annum.

PROPERTY POSTCODE: CO10 8LG.

TENURE: Freehold.

CONSTRUCTION TYPE: Woodframe.

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/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

AGENT'S NOTE: The vendor informs that a new slate roof was installed in 2024, for which a transferable 25 year guarantee is available.

RESTRICTIONS ON USE OR COVENANTS: A public footpath is located adjacent to the river at the bottom of the garden.

FLOOD RISK: No history of grounds flooding with the exception of the bottom of the garden (no buildings are affected) encompassing the river backdrop.

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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