



Salalah
Bridewell Street, Clare, Suffolk

**DAVID
BURR**

Salalah, Bridewell Street, Clare, Sudbury, Suffolk CO10 8QD

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 spacious detached property is situated in a convenient location within walking distance of the heart of Clare. Whilst the property would benefit from a degree of modernisation it has recently enjoyed new kitchen/shower room and boiler and generally offers well-proportioned living accommodation including 4 double bedrooms with the added benefit of an integral double garage, off road parking and delightful enclosed rear gardens.

A spacious detached property within walking distance of amenities.

Entrance into:

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor with recessed storage beneath.

SITTING ROOM A light, double aspect room with gas feature stove with marble surround and French doors leading to the garden. Double doors open to the:

DINING ROOM With plenty of space for a dining table and chairs and outlook to the rear. Opening to:

KITCHEN/BREAKFAST ROOM Recently re-fitted with a range of wall and base units under worktops with a 1½ bowl sink and drainer inset. There is space for a range style cooker. An opening leads through to a further **utility/breakfast room** with plumbing for a washing machine, space for a tumble dryer and fridge/freezer whilst a door leads to the rear gardens with another leading into the garage.

SHOWER ROOM recently re-fitted with a tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor.

First Floor

LANDING A spacious landing featuring an airing cupboard and occasional study area.

BEDROOM 1 A spacious double bedroom with outlook to the rear.

BEDROOM 2 A further spacious double with outlook to the front.

BEDROOM 3 Another double bedroom with outlook to the rear.

BEDROOM 4 With outlook to the front.

FAMILY BATHROOM With panelled bath with shower attachment, separate tiled shower cubicle, pedestal sink and WC.

Outside

The property is approached via a hard standing driveway providing parking for several vehicles in turn leading to the **DOUBLE GARAGE** with up and over door, light and power connected. The rear gardens are an asset to the property enjoying a great deal of privacy with south facing pergola covered dining terrace and a well-maintained lawn surrounded by mature shrub beds and borders.

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EPC Rating: D

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

LOCAL AUTHORITY St Edmundsbury District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.



Ground Floor
Approximate Floor Area
993 sq. ft.
(92.3 sq. m.)

First Floor
Approximate Floor Area
712 sq. ft.
(66.1 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.
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