



Sparsholt
Ashen, Suffolk

**DAVID
BURR**



Sparsholt, The Paddocks, Ashen, Sudbury, Suffolk CO10 8GZ

Ashen is a small pretty village on the River Stour. The market town of Clare is some 2 miles north east and offers a variety of facilities, whilst the larger market town of Sudbury is 9 miles east providing comprehensive amenities including a commuter rail link to London Liverpool Street. The City of Cambridge is approximately 22 miles west.

A spacious four bedroom detached single storey residence situated in a quiet tucked away development of similar properties enjoying extensive wrap around gardens and an abundance of off-road parking, double garage in a quiet semi-rural village location.

A spacious four bedroom detached single storey residence with wrap around gardens, off-road parking and double garage set within a quiet semi-rural village location

Entrance via:

ENTRANCE PORCH: With storage cupboard and a glazed door leading to the:

INNER HALLWAY: A spacious and light hallway with rooms off.

SITTING ROOM: A generous and light reception room featuring a log burning stove set upon a granite hearth with stone surround with windows and French doors leading to the garden.

KITCHEN: An extensively fitted stylish kitchen comprising a range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include a Belling range style cooker, dishwasher, undercounter fridge and freezer. Plenty of space for a breakfast table and chairs. Tiled flooring leads through to the:

UTILITY ROOM: With a further range of wall and base units under worktop with sink inset. Space and plumbing for a washing machine. Airing cupboard. Boiler and door leading to the rear.

BEDROOM 1: A double bedroom with built-in double wardrobes, outlook to the front and **En-Suite** comprising tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor.

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

BEDROOM 3: Another double bedroom with outlook to the front.

BEDROOM 4: With storage cupboard and outlook to the front.

BATHROOM: Comprising a panelled bath with shower over, WC, pedestal sink unit, heated towel rail and extensively tiled walls and floor.

Outside

The property enjoys an enviable tucked away location with an abundance of parking to the front, in turn leading to the **DOUBLE GARAGE** with light and power connected. The gardens wrap around the property and feature an extensive paved dining terrace running in full length of the property to the rear, set adjacent areas of traditional lawn interspersed with mature flower beds, shrubbery and trees with several areas designated for Al Fresco dining. Further features include a several garden sheds and log store.

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

Sparsholt, The Paddocks, Ashen, Sudbury, Suffolk CO10 8GZ

CONSTRUCTION TYPE: Brick and block

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

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

COUNCIL TAX BAND: F. £3024.28 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: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A restriction is place permitting the erection of buildings/structures.

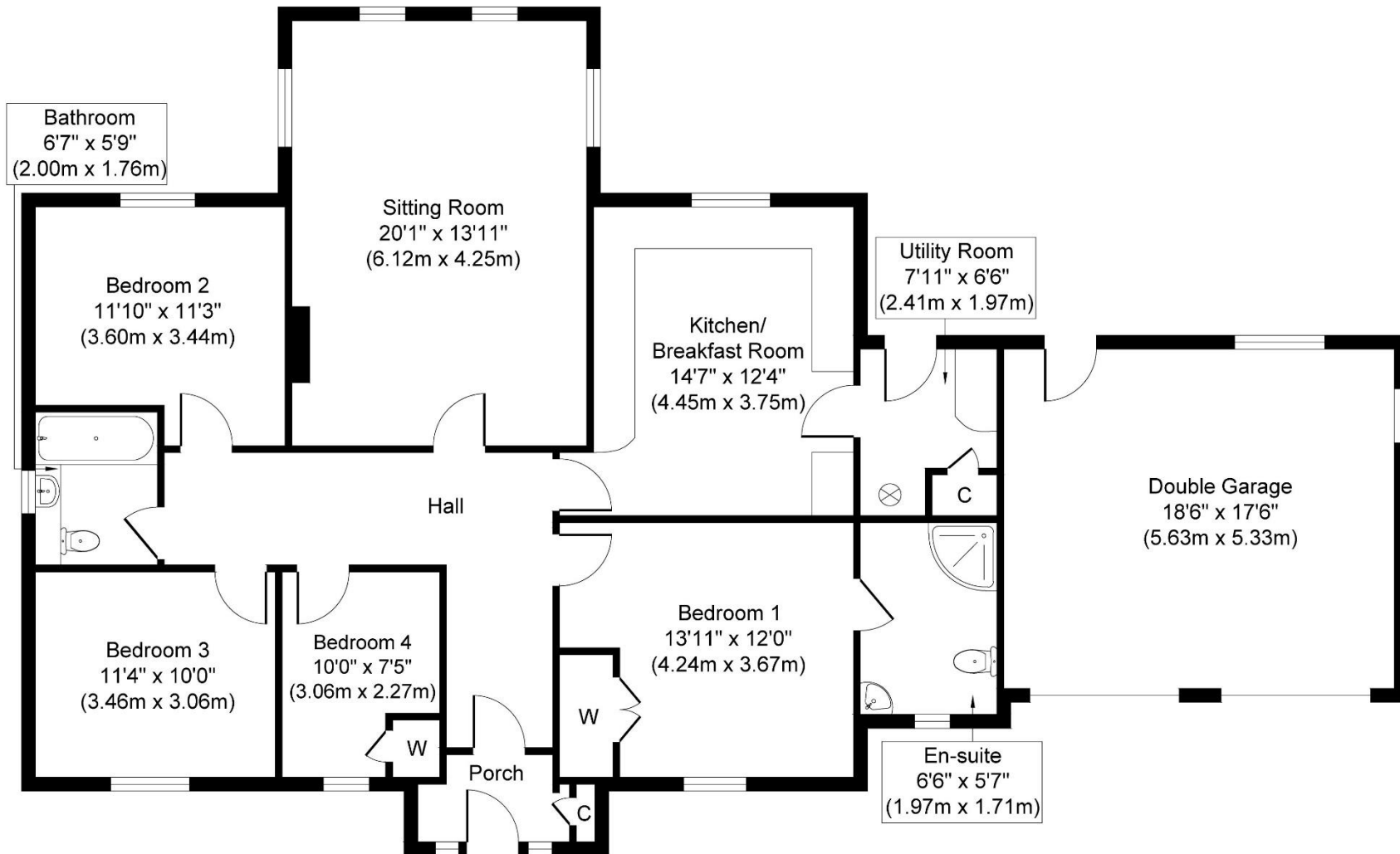
FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

ACCESSABILITY 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.



Approximate Floor Area
1,611 sq. ft
(149.66 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.

