



**The Cherries
Clare, Suffolk**

**DAVID
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The Cherries, Ashen Road, Clare, Sudbury, Suffolk CO10 8LG

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.

This substantial detached Victorian property is situated on the outskirts of Clare backing onto meadowland. The property offers tastefully presented living accommodation including a particularly impressive kitchen/breakfast/living area and sits within large mature gardens with ample parking, double garage and views to the rear. Available immediately.

A substantial detached property on the outskirts of Clare.

Entrance into:

ENTRANCE HALL A spacious and welcoming area with stairs rising to the first floor with cupboard under.

DRAWING ROOM An impressive double aspect room featuring a woodburning stove and outlook to the front.

KITCHEN/DINING/LIVING ROOM The hub of the home this stunning space is extensively fitted with a range of units under quartz worktops with double sink inset. Appliances include integrated fridge/freezer, double oven, four ring electric hob and dishwasher. The breakfast bar leads through to the:

DINING/LIVING AREA A lovely light space with large windows overlooking the rear garden.

SNUG With outlook to the rear.

STUDY With outlook to the front.

UTILITY ROOM Fitted with units under worktops with stainless steel sink, plumbing for a washing machine and tumble drier. Door leading to the rear.

CLOAKROOM With WC and wash basin.

First floor

GALLERIED LANDING Features an airing cupboard and doors to:

BEDROOM 1 An impressive double aspect room featuring a dressing room/walk-in wardrobe and En-Suite fitted with a WC, wash basin and spa bath.

BEDROOM 2 Fitted with a double wardrobe and outlook to the front.

BEDROOM 3 Fitted with a double wardrobe and outlook to the rear.

BEDROOM 4 Fitted with a double wardrobe and outlook to the rear.

BEDROOM 5 Also fitted with a double wardrobe and outlook to the rear.

BATHROOM Fitted with a modern white suite comprising a WC, wash basin, panelled bath and tiled shower cubicle and heated towel rail.

Outside

The property is situated in a quiet location with five bar gates opening onto a block paved driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected.

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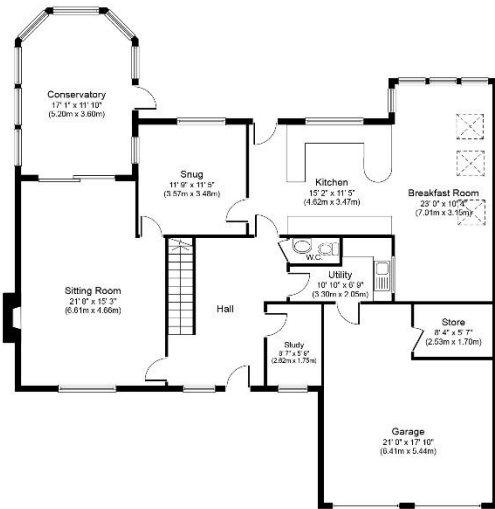
The front gardens are predominantly lawned with various mature cherry trees, a gated access leads to the rear. The rear gardens are an asset to the property with extensively paved terraces leading down to the lawn interspersed by a variety of mature trees and shrubs backing onto meadowland.

SERVICES: Septic tank, solar power and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: G. £3,330.77 per annum.

EPC RATING: D.

TENURE: To Let.



Ground Floor
Approximate Floor Area
1,779 sq.ft.
(165.3 sq.m.)



First Floor
Approximate Floor Area
1,403 sq.ft.
(130.3 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.

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TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

WHAT THREE WORDS DIRECTIONS: Operation, Sweetly, Decisive.

VIEWING: Strictly by prior appointment 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.



