



12 Pask Way
Clare, Suffolk

DAVID
BURR



12 Pask Way, Clare, Sudbury, Suffolk CO10 8FJ

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.

A substantial detached property situated in a quiet tucked away location backing onto open countryside. The property offers light and spacious living accommodation featuring a modern kitchen and bathrooms, off-road parking, double garage and enclosed garden, all within walking distance of town's amenities.

A detached five bedroom property with parking and double garage all within walking distance of the amenities.

ENTRANCE HALL: With stairs leading to the first floor. Cupboard under. Leading through to the:

DINING ROOM: Of double aspect with custom fitted shutters. A lovely light room with seating for up to eight people. Views to the front and side of the property. Leading through to the:

STUDY: With views out to the side. Leading through to the:

SITTING ROOM: A large triple aspect room with French doors opening up onto the garden. Views to the rear garden, overlooking the fields.

KITCHEN: A large kitchen with wall and base units under worktop, a Rangemaster hob, built-in fridge/freezer, stainless steel sink inset and space for a large American style fridge/freezer. Leading through to the:

LARDER/UTILITY ROOM: With wall and base units under worktop, space and plumbing for a washer dryer and plenty of storage with rear door leading to the garden.

First Floor

LANDING: With doors off to:

MASTER BEDROOM: With wonderful views of the rolling countryside, built-in storage.

EN-SUITE: Fitted with shower, WC, pedestal sink and heated towel rail.

BEDROOM 2: A double bedroom with double aspect views to the rear, overlooking the garden and fields beyond.

BEDROOM 3: Another large double bedroom of double aspect with lovely views to the rear and fields beyond.

BEDROOM 4: A single bedroom, currently used as an impressive walk-in wardrobe with views to the side aspect.

BEDROOM 5: Of double aspect with views to the front.

FAMILY BATHROOM: With bath, part-tiled shower, pedestal sink unit, WC and heated towel rail. Views to the front.

Outside

The property is approached by a gravel driveway leading to the **DOUBLE GARAGE** with up and over doors, light and power and ample space for storage. An area of side garden with lawn and mature planting leads to a gate providing access to the rear gardens which feature a two tiered garden with an extensively paved dining terrace ideal for Al-fresco entertaining with steps leading up to a lawn with mature flower beds and borders and high level fence to the rear boundary, all backing onto open countryside.

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

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

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233

COUNCIL TAX BAND: F. £3,154.94 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

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.

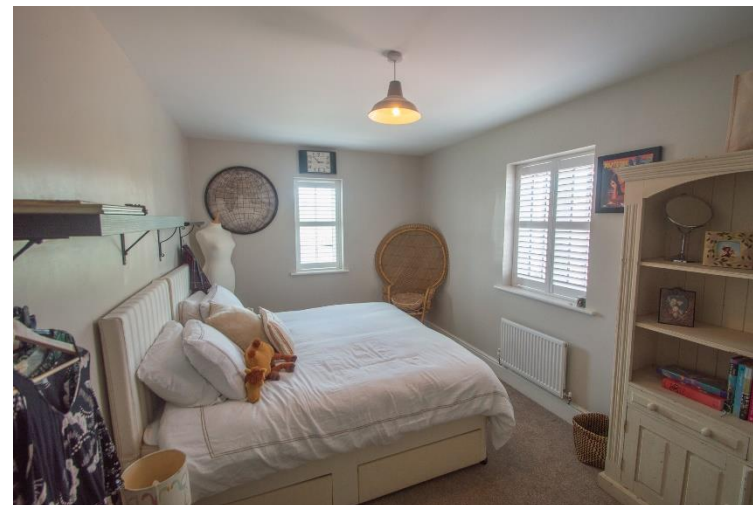
RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

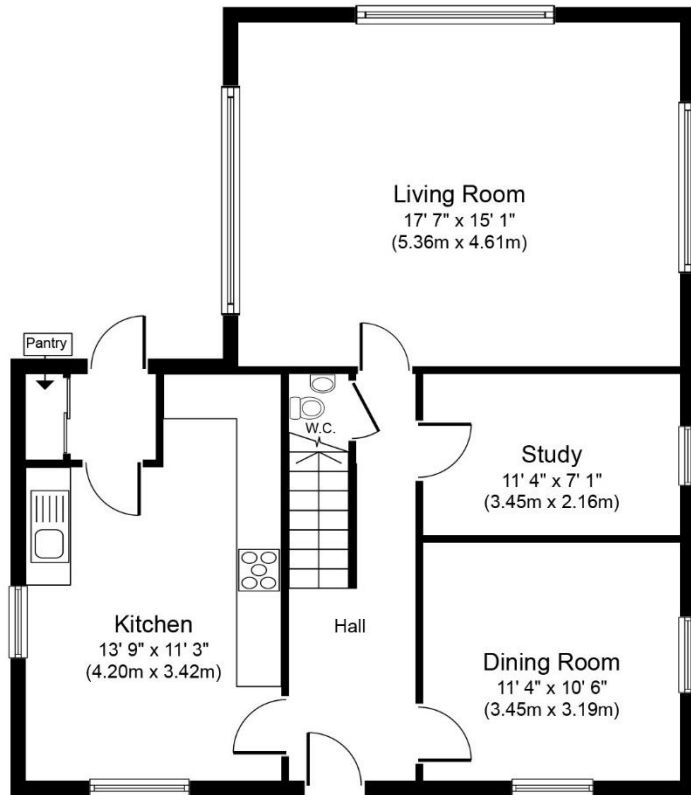
PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: Noted to the rear.

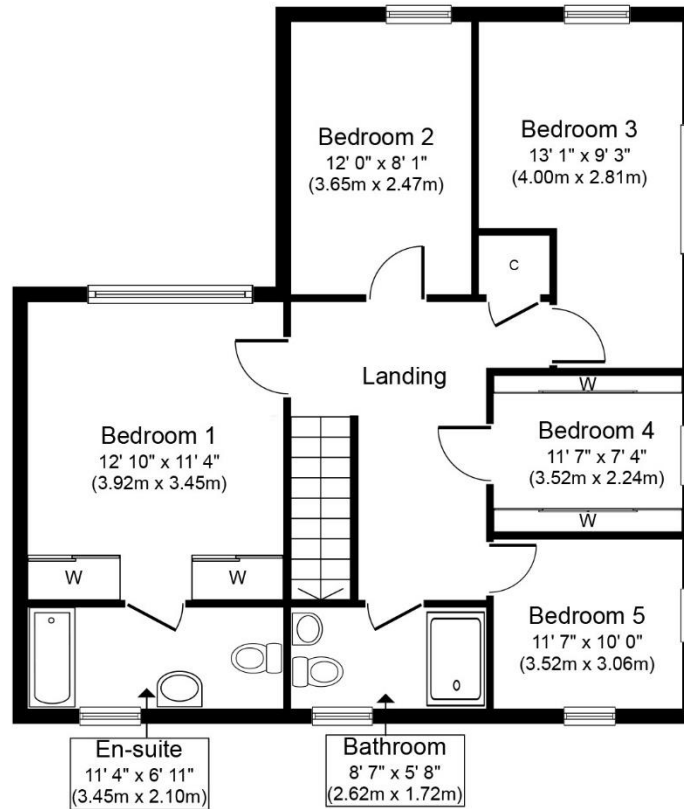
RESTRICTIONS ON USE OR COVENANTS: Restricted covenants are in place with regard to the building of structures.

VIEWING: Strictly by prior appointment only through DAVID BURR.

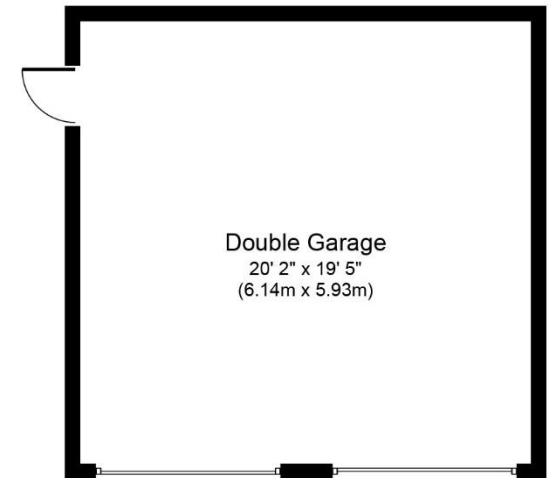




Ground Floor
Approximate Floor Area
816 sq. ft.
(75.8 sq. m.)



First Floor
Approximate Floor Area
727 sq. ft.
(67.6 sq. m.)



Double Garage
Approximate Floor Area
386 sq. ft.
(35.9 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.

