



**The Baffy**  
**Clare, Suffolk**

**DAVID  
BURR**



# The Baffy, Stoke Road, Clare, Sudbury, Suffolk CO10 8HG

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 church. 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 individual detached property is situated on the outskirts of Clare adjacent to the Golf Club, in a quiet tucked away location convenient for local amenities. The property has been tastefully extended and updated by the current vendors to create a stylish and comfortable home offering immaculately presented living accommodation, whilst being set within mature landscaped gardens with a double garage and plenty of parking. In all about 0.35 of an acre.

## A substantial detached modern home on the outskirts of Clare convenient for amenities.

Entrance into:

**ENTRANCE HALL** A spacious and welcoming hallway with wooden flooring leading to a **study area** with outlook over the rear garden and stairs rise to the first floor with a cupboard under.

**SITTING ROOM** A light, double aspect room featuring an attractive brick fireplace with wood burning stove and French doors to the garden.

**MUSIC ROOM** A light, double aspect room with outlook to the front and door through to the:

**STUDY** Another delightful double aspect room with French doors to the rear.

**AGENTS NOTE** The Music room and Study could be reconfigured to create a ground floor master bedroom as plumbing for an en-suite was made available during construction.

**KITCHEN/DINING/LIVING ROOM** A stunning triple aspect room with impressive vaulted ceiling creating a modern and comfortable living area. The **Kitchen** is extensively fitted with a range of units under granite/wood worktops with sink and drainer inset. Appliances include a Neff tilt and slide oven and 4 ring hob, integrated microwave/oven, full height fridge and dishwasher, whilst a central preparation island provides further storage. **Dining Area** leads through to the **Living Room** with full height windows and French doors to the garden. Modula Amtico style flooring.

**UTILITY** Fitted with further units under worktops with a stainless steel sink and drainer, plumbing for a washing machine, space for a full height fridge/freezer, boiler serving radiators.

**CLOAKROOM** WC and wash basin.

### First Floor

**LANDING** With storage cupboard and airing cupboard and doors to:

**MASTER BEDROOM** A splendid room with vaulted ceiling, wall to wall fitted wardrobes and outlook to the rear. **En-Suite** tastefully fitted with a white WC, wash basin, tiled shower cubicle and heated towel rail.

**BEDROOM 2** With double wardrobe and outlook to the front aspect. **En-Suite** fitted with a modern white WC, wash basin in vanity unit, tiled shower cubicle, heated towel rail and extensively tiled walls.

**BEDROOM 3** With outlook to the front, small fitted wardrobe.

**BEDROOM 4** With fitted wardrobe and outlook to front aspect.

**BATHROOM** Fitted with a modern white WC, wash basin in vanity unit, bath with shower over, heated towel rail and extensively tiled walls.

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## Outside

The property is located at the end of a no-through driveway servicing four properties and Clare Nine Hole Golf Course, in turn leading to the gravel driveway providing parking and turning for several vehicles leading to the **DOUBLE GARAGE** with up and over door, light and power connected. The front gardens are predominantly lawned with mature trees and shrubs, raised vegetable beds and enclosed storage area featuring a garden shed and log store etc. Gates lead via the side of the property to the rear garden, featuring an extensively paved dining terrace, ideal for alfresco entertaining. The rear garden is predominantly lawned flanked by mature beds and borders, birch trees and shrubs with a delightful pergola walkway and post and rail fencing backing onto adjacent meadowland.

**In all about 0.35 of an acre.**

**AGENTS NOTE:** The house is alarmed and has outside security lighting. Also power and water are available to the front and rear of the property.

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

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

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

**COUNCIL TAX BAND:** F. £3,090.55 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**SUBSIDENCE HISTORY:** None.

## **COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 51 mbps download, up to 8 mbps upload. **Phone Signal:** Yes. Provider: O2..

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**RESTRICTIONS ON USE OR COVENANTS:** None known.

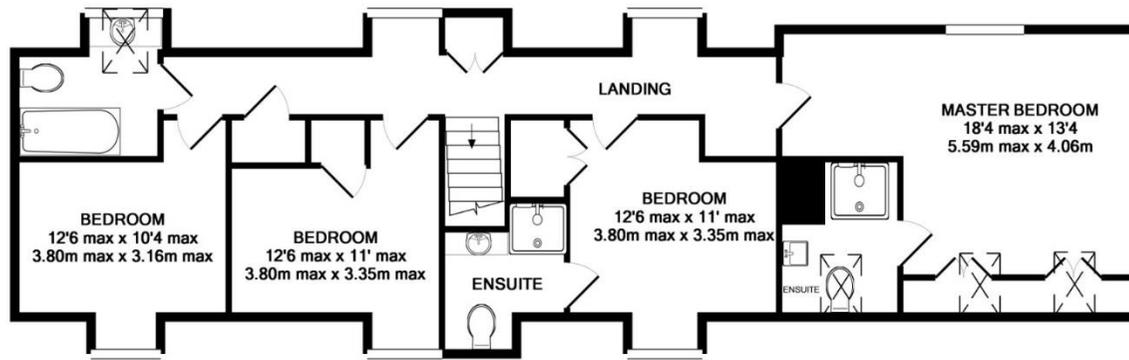
**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** A Right of Way exists for the purposes of maintaining drains and gutters.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

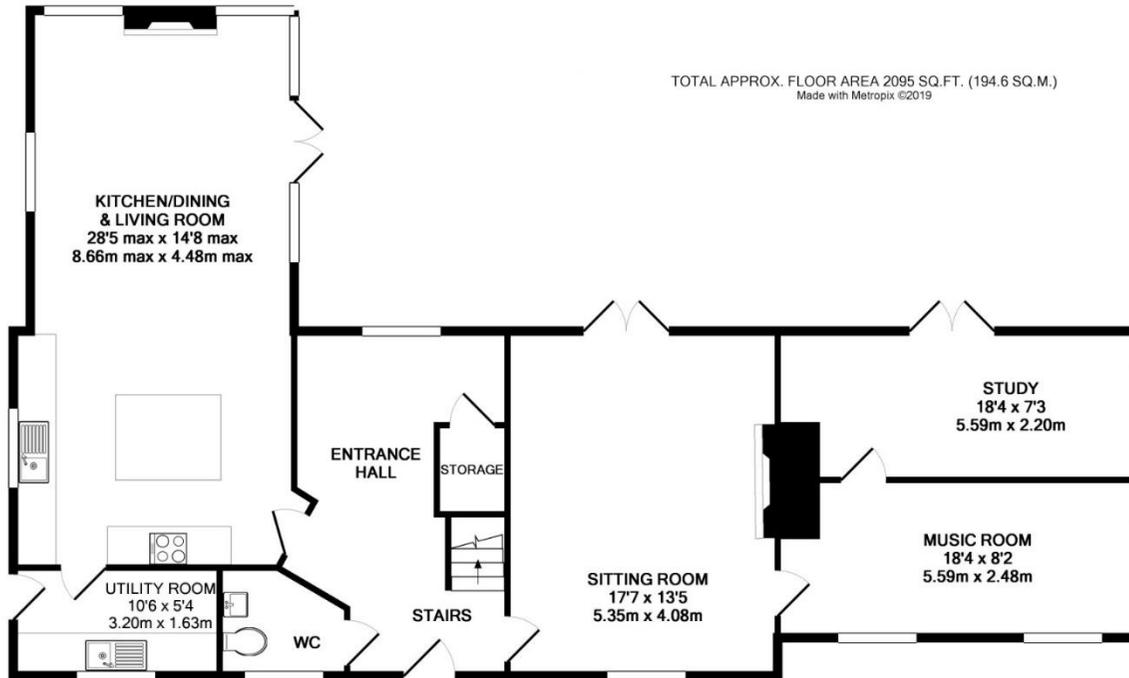
**FLOOD RISK:** None known.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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1ST FLOOR  
 APPROX. FLOOR  
 AREA 875 SQ.FT.  
 (81.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 2095 SQ.FT. (194.6 SQ.M.)  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1220 SQ.FT.  
 (113.3 SQ.M.)



