



**2 Maxim Lane
Clare, Suffolk**

**DAVID
BURR**



2 Maxim Lane, Clare, Sudbury, Suffolk CO10 8FH

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 and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

A beautifully presented and meticulously maintained five bedroom town house with off-road parking, garage and landscaped rear gardens, situated on the edge of one of Clare's most sought after developments within walking distance of the town and the main amenities.

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Entrance into:

HALLWAY: With tiled flooring, staircase to the first floor with storage cupboard beneath and doors to:

SITTING ROOM: A charming reception room with sash window to the front and French doors leading outside, featuring a media unit with fireplace and French doors opening to the:

KITCHEN/BREAKFAST/FAMILY ROOM: Forming the hub of the home this open-plan entertaining space features plenty of space for dining table and chairs. The kitchen comprises a range of comprehensive range of wall and base units under worktop with 1.5 bowl sink inset. Integrated appliances include an electric double oven with four ring gas hob and extractor over, fridge/freezer and dishwasher. The kitchen also features French doors leading off the central preparation island with a breakfast bar. Tiled flooring leads through to the:

PANTRY: With space for a further fridge/freezer, further storage units and tiled flooring.

UTILITY ROOM: With a further range of storage units under worktop and space and plumbing for a washing machine, housing for boiler and personal door to the rear.

STUDY: With sash window to the front.

CLOAKROOM: Comprising a WC, pedestal sink unit, heated towel rail and tiled flooring.

First Floor

LANDING: With large storage cupboard and staircase to the second floor and rooms off:

MASTER SUITE: A stunning master suite accessed via a large Dressing Area with three pairs of double wardrobes and **En-Suite** Comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail and archway opening up into the spacious bedroom area with sash windows to the front and rear.

BEDROOM 2: A spacious double bedroom with outlook to the side.

BEDROOM 3: Another spacious double bedroom with two pairs of built-in wardrobes and sash window to the front aspect.

FAMILY BATHROOM: Stylishly finished comprising panel bath with tiled splashback, pedestal sink unit, WC, separate tiled shower cubicle and heated towel rail.

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Second Floor

LANDING: With storage cupboards and rooms off:

BEDROOM 4: Another spacious double bedroom with outlook to the front.

SHOWER ROOM: Comprising tiled shower cubicle, pedestal sink unit, WC and heated towel rail.

BEDROOM 5: A further spacious double bedroom which is currently utilised as a gym with window to the front and Velux window to the rear.

Outside

The property is approached via a gravel driveway, in turn leading to the **GARAGE** with light and power connected with personal door into the garden. The gardens have been recently landscaped and comprise an extensively paved two-tiered dining terrace with plenty of space for alfresco entertaining, together with an area housing the hot tub, opening onto an area of traditional lawn surrounded with mature flower borders and border fencing. Space for a garden shed.

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

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

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

COUNCIL TAX BAND: G. £3,566.02 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: Signal is limited.

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/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: A restriction is in place relating to boundary structures and building.

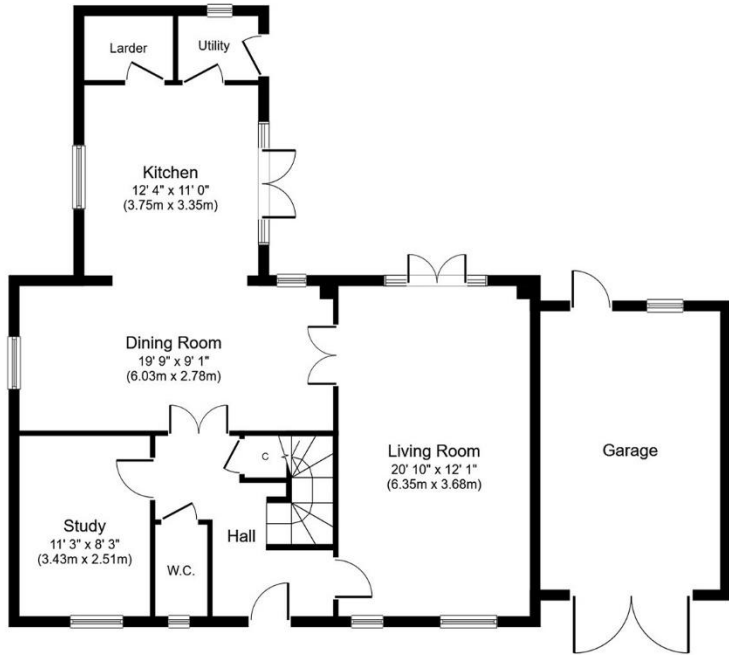
ASBESTOS/CLADDING: TBC.

FLOOD RISK: None.

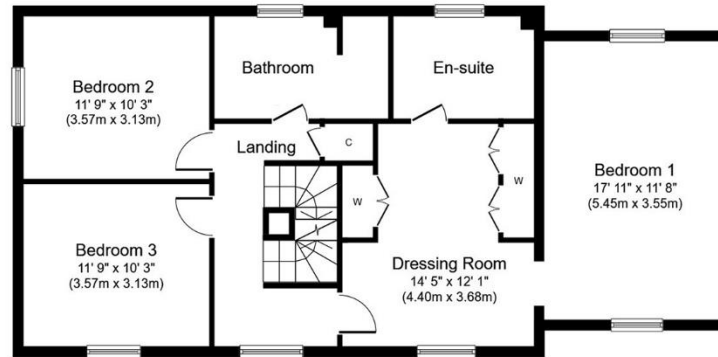
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

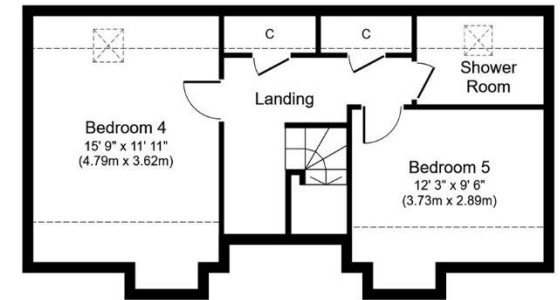
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Ground Floor
Approximate Floor Area
1,067 sq. ft.
(99.2 sq. m.)



First Floor
Approximate Floor Area
8802 sq. ft.
(81.8 sq. m.)



Second Floor
Approximate Floor Area
498 sq. ft.
(46.3 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.

