



**8 Hill Terrace**  
**Clare, Suffolk**

**DAVID  
BURR**



# 8 Hill Terrace, Clare, Sudbury, Suffolk CO10 8PL

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 and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This substantial 4 bedroom semi-detached property is situated on the outskirts of Clare convenient for the school and local amenities. The property offers tastefully presented, well-proportioned living accommodation and sits within large, mature gardens incorporating parking for several vehicles, a double garage and separate kitchen garden with vegetable beds and workshop. In all about 0.21 of an acre.

## A spacious 4 bedroom property with a double garage on the outskirts of Clare set with 0.21 of an acre.

Entrance into:

**ENTRANCE HALL** With stairs rising to the first floor.

**SITTING/DINING ROOM** An impressive triple aspect room with the sitting room featuring a wood burning stove and outlook to the front and dining area with French doors opening to the rear.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of units under wooden worktops with a sink inset. There is space for a range cooker with 5 ring gas hob and hood, integrated fridge/freezer, plumbing for a washing machine and dishwasher. Outlook to the front aspect and door to the rear porch.

**CLOAKROOM** With WC and wash basin.

### First floor

**LANDING** With doors to:

**BEDROOM 1** A spacious double aspect room overlooking the rear garden and an **En-Suite** comprising wash basin and tiled shower cubicle.

**BEDROOM 2** A lovely light room with cupboard and rooftop views towards open countryside.

**BEDROOM 3** Airing cupboard and outlook to front aspect.

**BEDROOM 4** Overlooking the rear garden.

**BATHROOM** Tastefully fitted with a white suite comprising a WC, wash basin and bath with shower over. Storage cupboards and a heated towel rail.

### Outside

The property offers parking for several vehicles to the front and side with gates leading to additional parking to the rear and the **DOUBLE GARAGE** with light and power connected. The gardens are an asset to the property enjoying vast expanses of lawn bordered by mature beds and borders with various seating areas including a covered terrace ideal for entertaining. A gate leads to the kitchen garden thoughtfully designed with vegetable beds and fruit cages.

**In all about 0.21 of an acre.**

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## EPC RATING: D

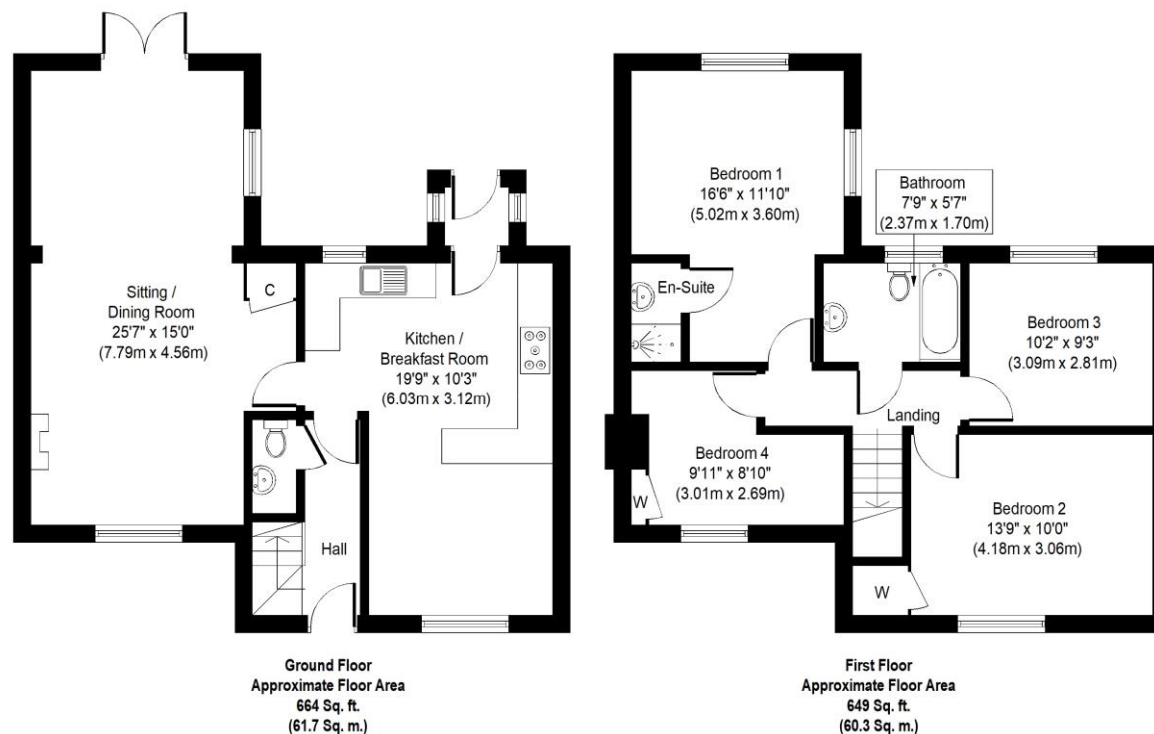
**SERVICES:** Main water and electricity. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

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

**AGENTS NOTE** Range Cooker, Log Burner, Shed/Workshop and Greenhouse are all available via separate negotiation. Photos are from a previous listing in 2020.

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