



21 The Granary
Clare, Suffolk

DAVID
BURR



21 The Granary, Clare, Sudbury, Suffolk CO10 8LL

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 well-presented detached house tucked away in a quiet cul-de-sac location within walking distance of the amenities on offer in this sought after market town. The property offers versatile living accommodation comprising 2 reception rooms, 3 bedrooms and 2 bathrooms, garage, off road parking and a good size rear garden.

A well-presented detached house in a tucked away location.

Entrance into:

ENTRANCE HALL A spacious and light hallway, with stairs to first floor.

SITTING ROOM A light and spacious room with outlook to the front and sliding doors to rear.

DINING ROOM With outlook to front aspect and opening to:

KITCHEN Fitted with a range of modern wall and base units under worktops with a sink and drainer inset. Integrated appliances include an electric oven and electric hob with extractor over whilst there is space for a fridge freezer, slim line dishwasher and a door leading through to the:

UTILITY Fitted with a further range of units under worktop with a stainless steel sink inset, housing for the boiler, space and plumbing for a washer dryer and a door to the garden.

CLOAKROOM With WC and wash basin.

First Floor

LANDING With access to the roof space, airing cupboard and doors to:

BEDROOM 1 Two sets of double wardrobes and outlook to the rear aspect.
En-Suite comprising a WC, wash basin and tiled shower cubicle.

BEDROOM 2 A double room with built in wardrobe and outlook to the front aspect.

BEDROOM 3 Built in wardrobe and outlook to rear aspect.

FAMILY BATHROOM Fitted with a WC, wash basin and panelled bath with shower attachment.

Outside

The property is approached via a driveway providing parking in turn leading to the **SINGLE GARAGE** with light and power connected. A side gate leads through to the rear garden with a paved dining terrace set adjacent a traditional lawn with mature flower beds and borders, separate dining terraces to the rear of the garden and a garden shed. The garage space has been partitioned to create storage to the front and office/games room to the rear.

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

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

COUNCIL TAX BAND: D. £2,139.61 per annum.

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

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.

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 known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

ACCESSABILITY ADAPTIONS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

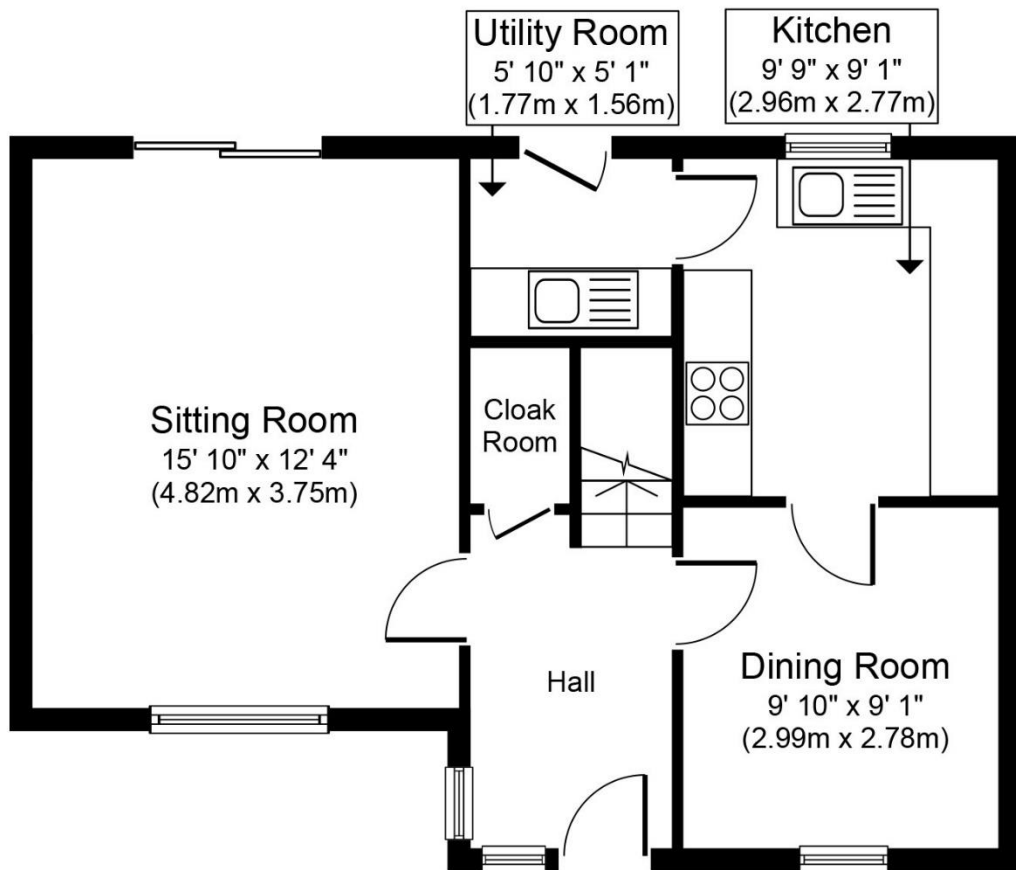
COALFIELD OR MINING AREA: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

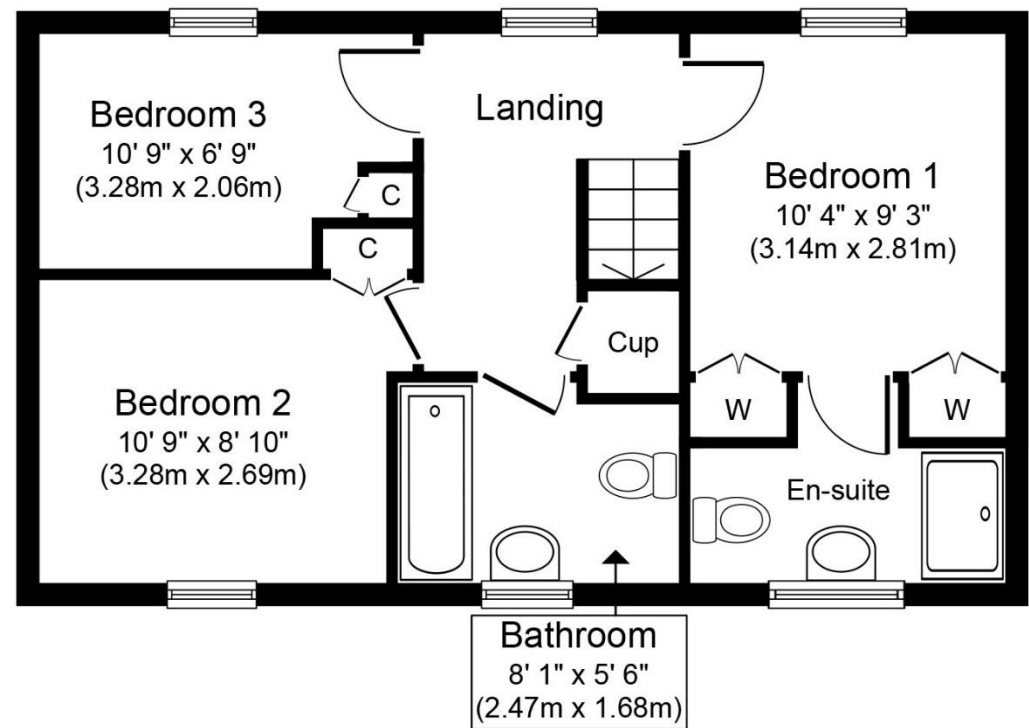
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
506 sq. ft.
(47.0 sq. m.)



First Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)

