



**14 Stour Vale  
Clare, Suffolk**

**DAVID  
BURR**







# 14 Stour Vale, Clare, Sudbury, Suffolk CO10 8NT

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 spacious well presented three bedroom detached bungalow situated in this quiet location, enjoying south west facing walled gardens, outbuildings, parking for several vehicles and a garage within walking distance of the town's amenities.

## A spacious and well presented three bedroom bungalow within walking distance of the town's amenities.

Entrance into:

**HALLWAY:** A spacious and light hallway with airing cupboard and doors leading to:

**SITTING ROOM:** A generous reception room with outlook to the front.

**KITCHEN/BREAKFAST ROOM:** Stylishly fitted with a range of wall and base units under worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include a Stoves cooker, whilst there is space for an undercounter fridge, freezer and dishwasher and plenty of space for a breakfast table and chairs. Doors opening through to the:

**GARDEN ROOM:** A delightful addition with heating and air conditioning unit. Views across the garden and French doors leading out.

**UTILITY ROOM:** Comprising a further range of base units under worktop with secondary sink inset. Space and plumbing for a washing machine and tumble dryer, housing for water softener and boiler and WC.

**BEDROOM 1:** A spacious double bedroom with outlook to the front.

**BEDROOM 2:** A further spacious double bedroom with outlook to the rear.

**BEDROOM 3:** A light and spacious double bedroom with outlook across the gardens.

**BATHROOM:** Stylishly fitted comprising a panelled bath with shower attachment over, separate tiled shower cubicle, WC, pedestal sink unit and tiled splashbacks.

### Outside

The property is approached via a private farm track with Rights of Way granted. The property enjoys parking to the front for several vehicles and in turn leads down to the **SINGLE GARAGE** with further parking available. To the rear, the property enjoys south west facing attractive gardens with Alfresco dining terraces, areas of mature planting, traditional lawn with raised beds, garden shed, mature trees and a brick built **WORKSHOP**.

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

**EPC RATING:** Band TBC. 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:** C. £1,901.88 per annum.

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**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.

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

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

**ASBESTOS/CLADDING:** None known.

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

**FLOOD RISK:** None.

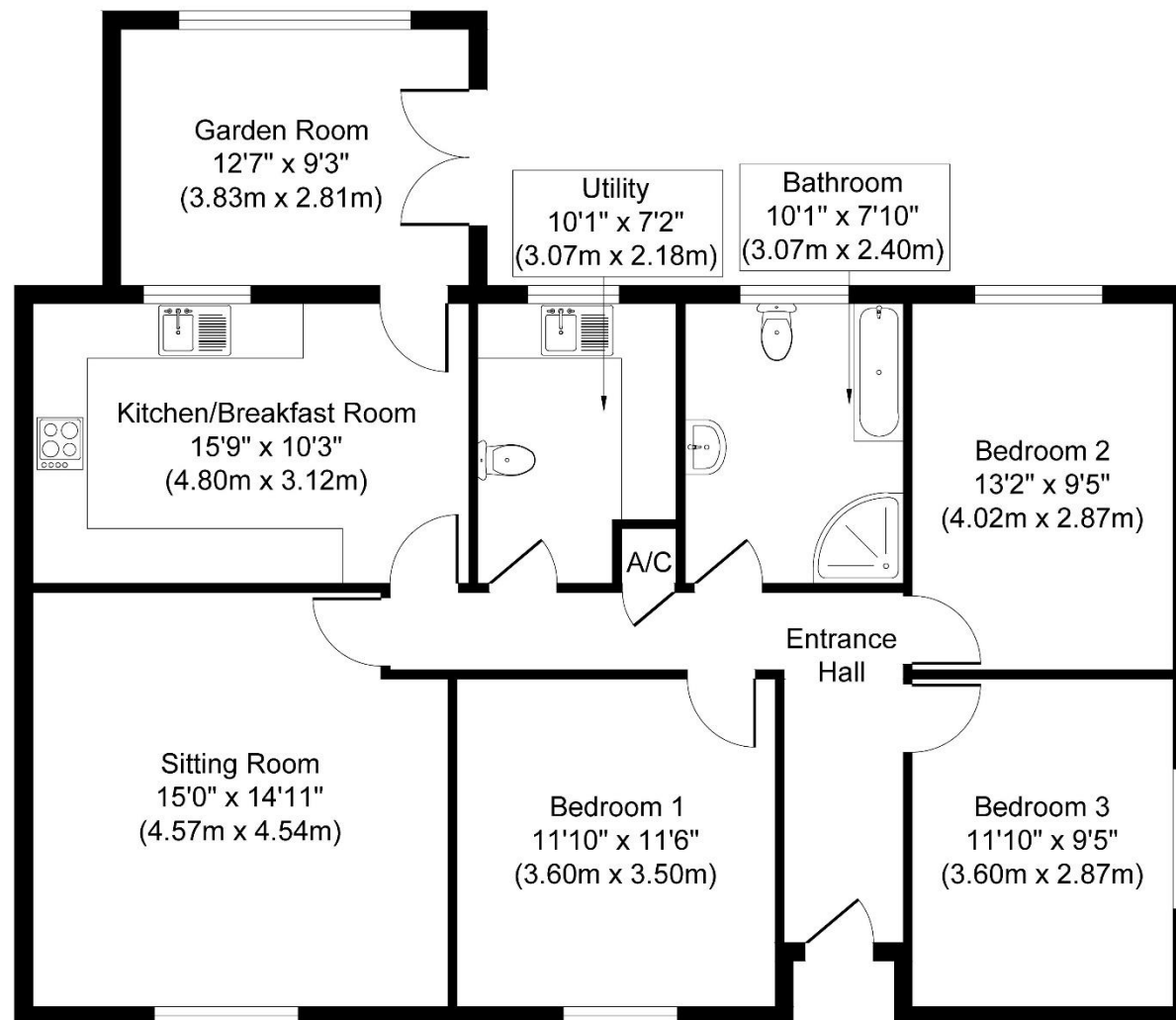
**COALFIELD OR MINING AREA:** None.

**ACCESSABILITY ADAPTIONS:** None.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Approximate Floor Area**  
**1,156 sq. ft**  
**(107.37 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.

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