



1a Airey Houses
Ashen, Suffolk

**DAVID
BURR**

1a Airey Houses, The Street, Ashen, Sudbury, Suffolk CO10 8JW

Ashen is a small pretty village on the River Stour. The market town of Clare is some 2 miles north east and offers a variety of facilities, whilst the larger market town of Sudbury is 9 miles east providing comprehensive amenities including a commuter rail link to London Liverpool Street. The City of Cambridge is approximately 22 miles west.

This well-appointed three bedroom semi-detached property is situated in a quiet village location just a short drive for the amenities of Clare. The property benefits from plenty of off-road parking, enclosed rear gardens and field views to the rear.

A well-appointed three bedroom semi-detached home situated in a quiet village location.

Entrance into:

ENTRANCE HALL With stairs rising to the first floor with storage cupboard and doors to:

SITTING ROOM A light well proportioned room with brick fireplace and lovely views over the rear garden.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and base units under worktop with Butler sink inset. Appliances include an AEG electric four ring hob, oven, fridge, dishwasher. Views out to the front driveway.

GARDEN ROOM/OFFICE A useful room with double doors leading onto a decked terrace.

CLOAKROOM With WC and wash basin.

First Floor

BEDROOM 1 A light and bright room with views to the front and plenty of room for storage.

BEDROOM 2 With built-in wardrobes and lovely views of the countryside to the rear.

BEDROOM 3 A single bedroom with lovely views to the rear.

FAMILY BATHROOM With bath, wash basin, WC, shower, space for a washing machine and tiled flooring.

Outside

The property is approached via a driveway providing parking for several vehicles. To one side is stone/gravel and the other is paved. The rear garden has been divided into two distinct areas, the first is a wonderful decked seating area with views to the rear of the lovely countryside. The second area is mainly laid to lawn which overlooks the fields and beyond. There is also a brick outbuilding for storage use.

TENURE: Freehold.

SERVICES: Mains drain, electricity and electric heating. **NOTE:** None of the services have been tested by the agent.

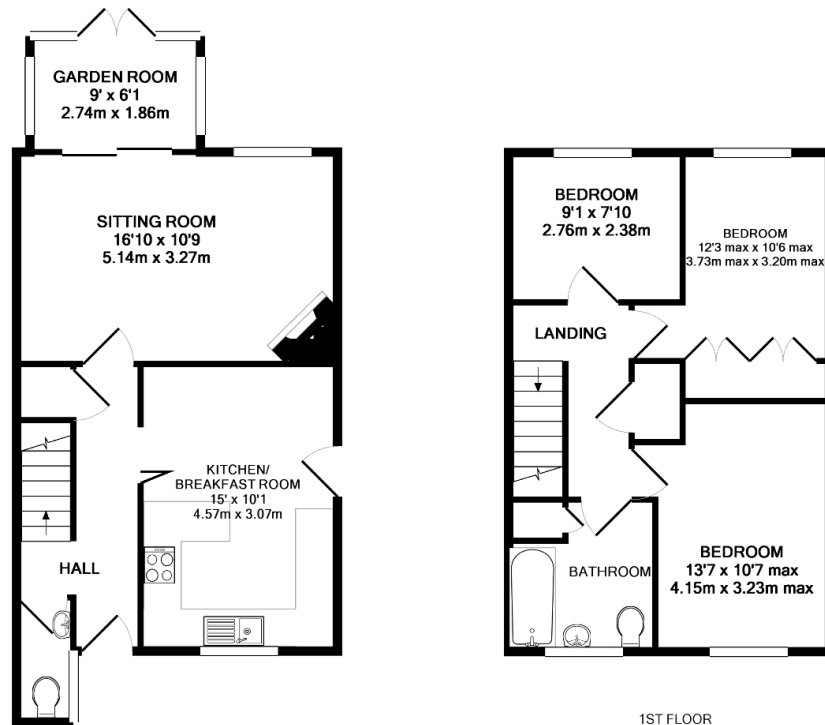
LOCAL AUTHORITY: Braintree District Council. Council Tax Band: D. £2,109.51 per annum.

EPC RATING: F.

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VIEWING: Strictly by prior appointment through DAVID BURR.

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GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 SQ.M.)
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