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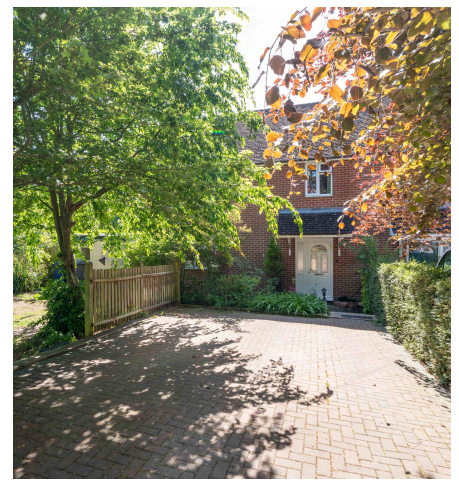
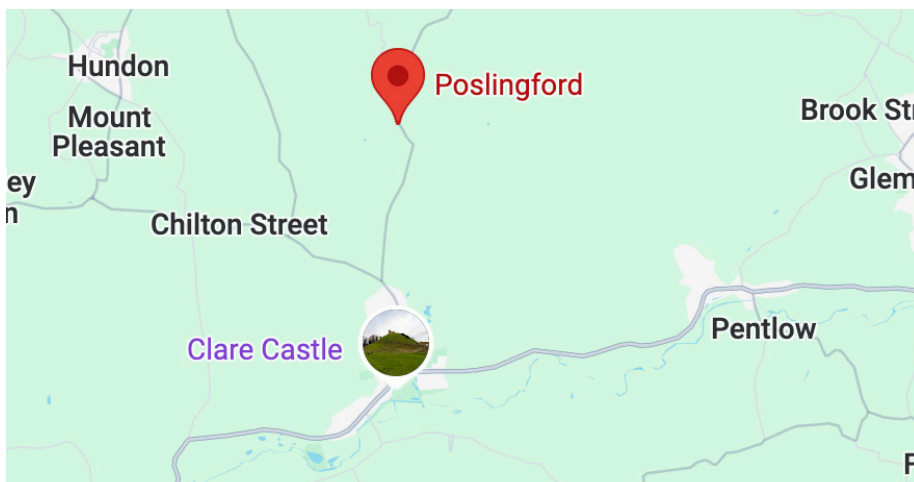
9 Hillside

Poslingford, Suffolk

9 Hillside

Poslingford, Sudbury, Suffolk

A spacious and well presented three bedroom semi-detached property situated in a quiet cul-de-sac location with off-road parking and large gardens backing onto open countryside. The property has seen the benefit of a recent rear extension and could be further converted (subject to the necessary planning consents).



- Spacious and well presented semi-detached property
- Situated in a quiet cul-de-sac location
- Recent rear extension
- Off-road parking
- Home office
- Large gardens backing onto open countryside

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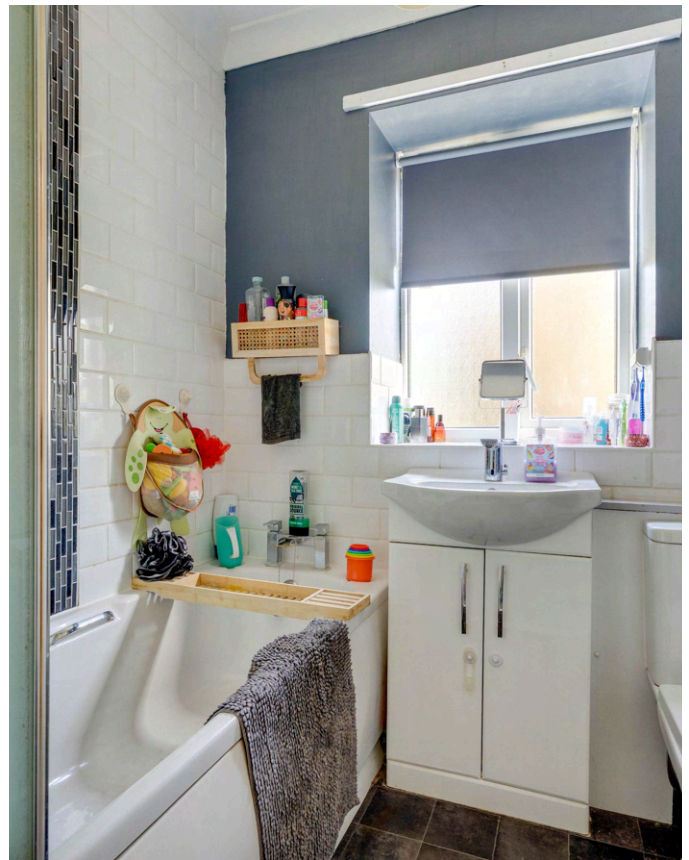


INTERIOR

Entrance into a generous HALLWAY with staircase to the first floor with storage cupboard beneath and doors opening to the SITTING ROOM a generous and light reception room with electric fireplace set upon a granite hearth, French doors opening to the terrace. To the rear is a DINING AREA set adjacent an opening to the KITCHEN which is a more recent addition to the property and a particular asset comprising a comprehensive range of wall and base units under worktop with a one and half bowl sink inset, space for a freestanding cooker, fridge/freezer and slimline dishwasher. Partly vaulted with roof windows allowing lots of natural light, space for breakfast table and chairs and outlook across the garden. PLAYROOM currently utilised as a playroom but an optional utility or study, with door to the side, opening into a covered external store area, currently utilised a UTILITY ROOM with space and plumbing for a washing machine and tumble dryer. Access to the front and rear and large STORAGE ROOM.

FIRST FLOOR

A generous landing with access to the roof and rooms off. The first floor comprises THREE generous BEDROOMS. Bedroom one and two are primarily doubles with outlook to the rear and bedroom three is of a good size with outlook to the front. FAMILY BATHROOM comprising a panel bath with shower attachment over, vanity unit, WC and part-tiled walls.



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EXTERIOR

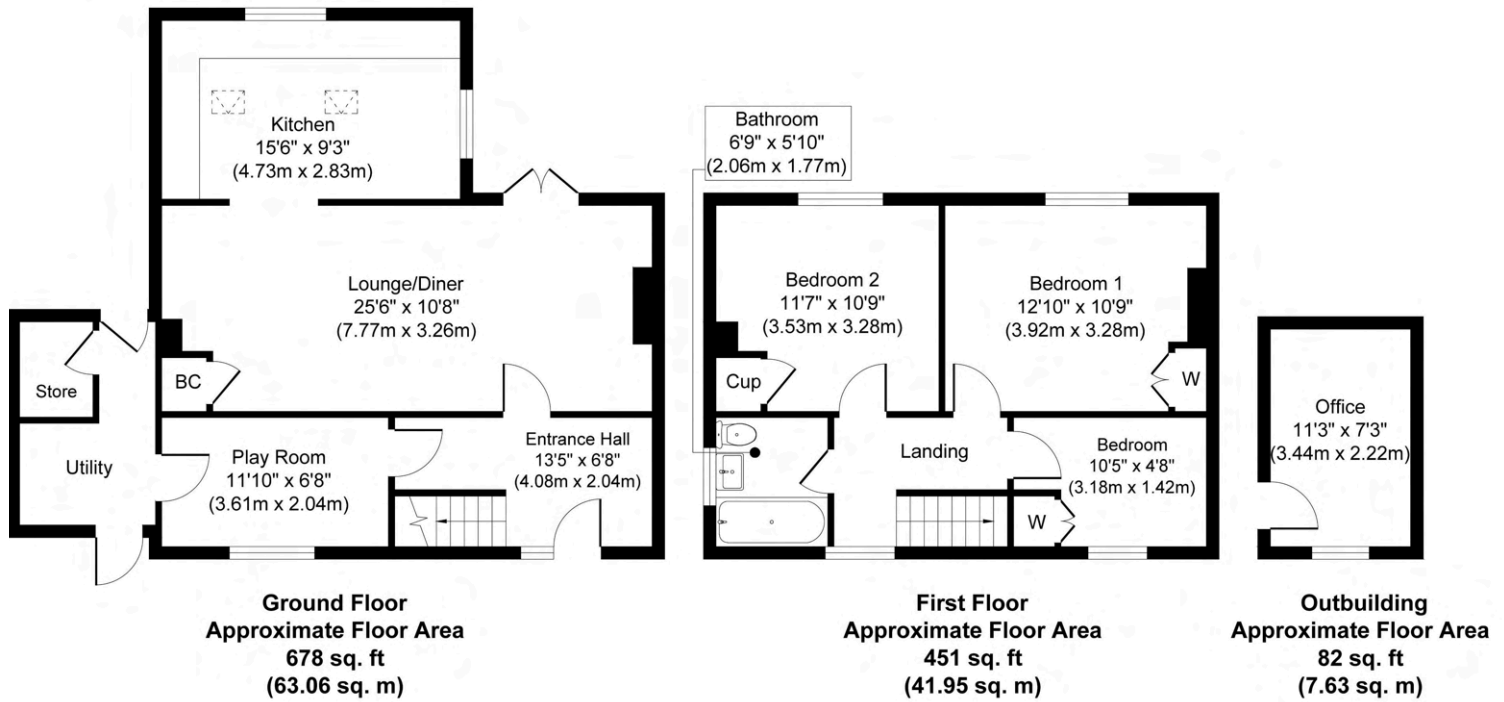
The property is approached via a block paved driveway providing parking for several vehicles. The gardens encompass the left-hand and rear of the property and feature areas of traditional lawn interspersed with mature flower beds and trees with an external HOME OFFICE which is insulated and with light and power connected. At the foot of the garden is a large tree with a children's tree house and views over open countryside.



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Floorplan



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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Poslingford, Suffolk

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Air-source heat pump. NOTE: None of these 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: A. £1,495.33 per annum.

PROPERTY POSTCODE: CO10 8RB

EPC: Band F.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 53 mpbs download, up to 10 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: The Title informs of covenants in place relating to provisions as to light or air and boundary structures.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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

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