

DAVID
BURR



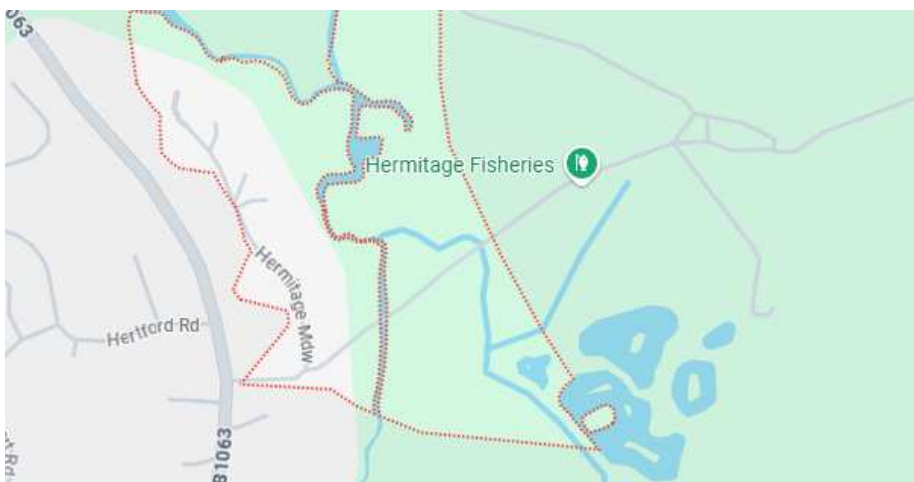
7 Hermitage Meadow

Clare, Suffolk

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Clare, Suffolk

A substantial detached family home situated in a sought after location tucked away within the heart of this popular Suffolk market town. The property offers light well proportioned living accommodation and further benefits from off-road parking and turning for multiple vehicles and front and rear gardens.



- Substantial detached family home.
- Situated in a sought after location tucked away within the heart of this Suffolk market town.
- Off-road parking and turning for multiple vehicles
- Garage
- Front and rear gardens

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INTERIOR

Entrance into a generous HALLWAY with galleried landing, door leading to the rear, stripwood floor and staircase leading to the first floor with storage cupboard beneath and exposed brickwork. Doors to KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include electric oven, induction hob, integrated microwave, dishwasher, undercounter fridge, pamment tiled flooring and plenty of space for breakfast table and chairs, log burning stove and outlook to the front and rear. Door to UTILITY ROOM with a further range of wall and base units under worktop, washing machine, tumble dryer and fridge/freezer. Stable door leading to the rear and pamment tiled flooring. DINING ROOM a spacious reception room with stripwood flooring and outlook to the front. CLOAKROOM with WC and wash hand basin. SITTING ROOM another generous reception room with log burning stove set upon with red brick fireplace with bressummer over and brick tiled hearth, an opening leads to the GARDEN ROOM with French doors leading out and personal door to the terrace. Door to the STUDY with outlook to the front.

FIRST FLOOR

LANDING with airing cupboard and doors to FOUR generous BEDROOMS, two of which enjoy En-Suite bathrooms with outlook to the rear. Two further bedrooms with outlook to the front.

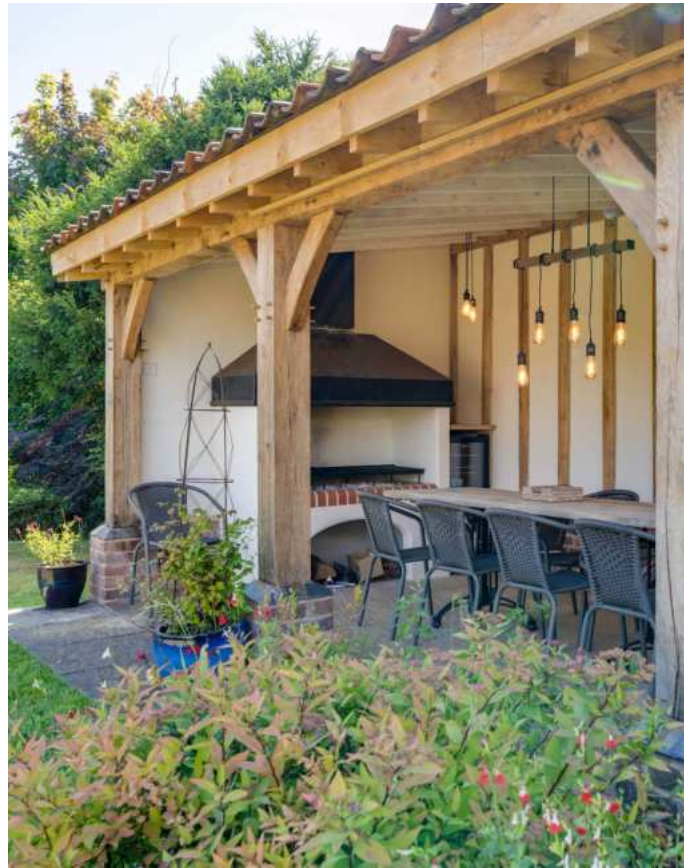


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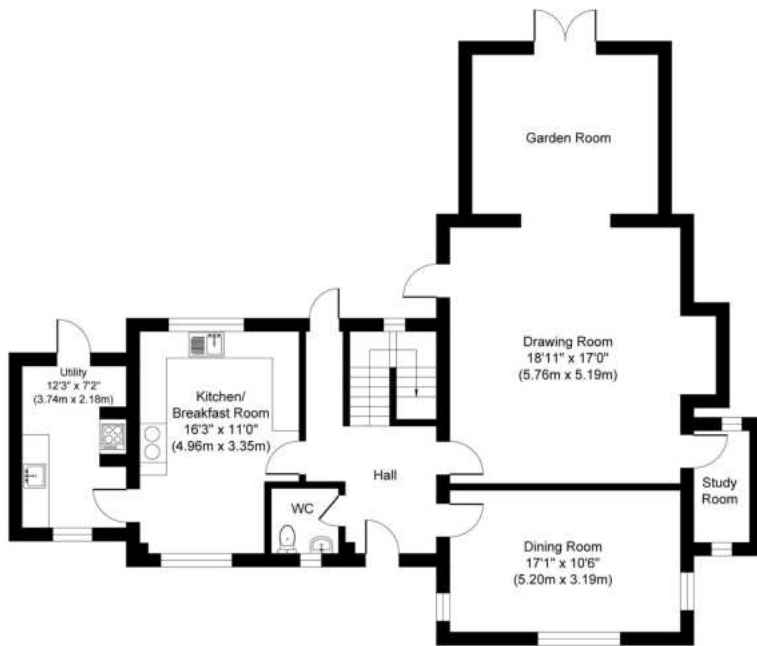
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EXTERIOR

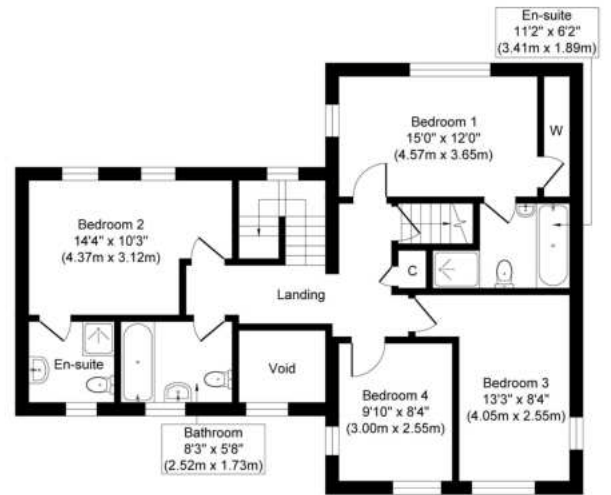
The property is approached via a gravel driveway providing parking and turning for multiple vehicles, in turn leading to the DOUBLE GARAGE with light and power connected. Agent's Note: Only one half of the double garage is available. The front garden features areas of traditional lawn with paved pathways leading to the front and rear, a personal door to the garage and enclosed rear garden. The rear gardens feature an extensively paved dining terrace set adjacent an area of traditional lawn interspersed with mature trees, flower beds and further enjoying plenty of space for garden chairs and/or greenhouses. A particular highlight is the covered BBQ and dining area to the rear of the garden. The formal garden is separated by a gateway leading to a wildlife area with mature trees and planting.



Floorplan



Ground Floor
Approximate Floor Area
1219 sq. ft
(113.21 sq. m)



First Floor
Approximate Floor Area
883 sq. ft
(82.02 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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Clare, Suffolk

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.



Material Information

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

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

COUNCIL TAX BAND: F. £3,239.89 per annum.

PROPERTY POSTCODE: CO10 8QQ.

TENURE: To Let. No Pets.

TENANT INFORMATION: Pets are not permitted on the property. A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 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/>.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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