

DAVID
BURR



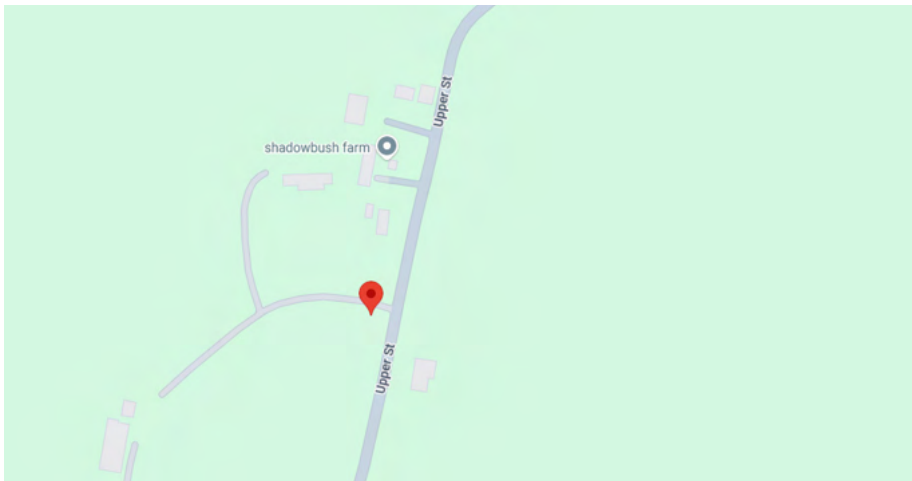
Peak Ley

Poslingford, Suffolk

Peak Ley

Stansfield Road, Poslingford, Suffolk CO10 8RE

One of a pair of modern detached houses situated in a quiet semi-rural location offering spacious and stylish living accommodation with the added benefit of air source heat pump and under floor heating, all set with a backdrop of countryside views.



- Modern detached home
- Quiet semi-rural location
- Spacious accommodation
- Stylish living accommodation
- Gardens
- Backdrop of Countryside views
- Air source heat pump and underfloor heating
- Off-road parking

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INTERIOR

ENTRANCE HALL opening through to the SITTING ROOM/KITCHEN/DINING ROOM A light and spacious open plan room featuring bifold doors to the terrace and stairs to first floor. Kitchen comprises a range of stylish wall and base units under worktops with a ceramic sink inset. Integrated appliances include an electric oven and hob with extractor over, fridge, freezer and dishwasher. STUDY with outlook to the rear aspect. UTILITY ROOM Fitted with a further range of base units under worktop with a stainless steel sink inset. Space and plumbing for a washing machine, airing cupboard with pressurised cylinder and housing the manifolds for the under floor heating. CLOAKROOM WC and wash hand basin.

FIRST FLOOR

LANDING with doors to BEDROOM 1 A light and spacious double room with exceptional views over open countryside. Walk-in dressing area and En-Suite comprising a WC, shower cubicle, wash basin and tiled floor. BEDROOM 2 A double room with fitted wardrobes and outlook over open countryside. BEDROOM 3 A double room with fitted wardrobes and outlook over open countryside. BATHROOM Stylishly fitted with panelled bath with shower attachment over, WC, wash basin and tiled floor.

EXTERIOR

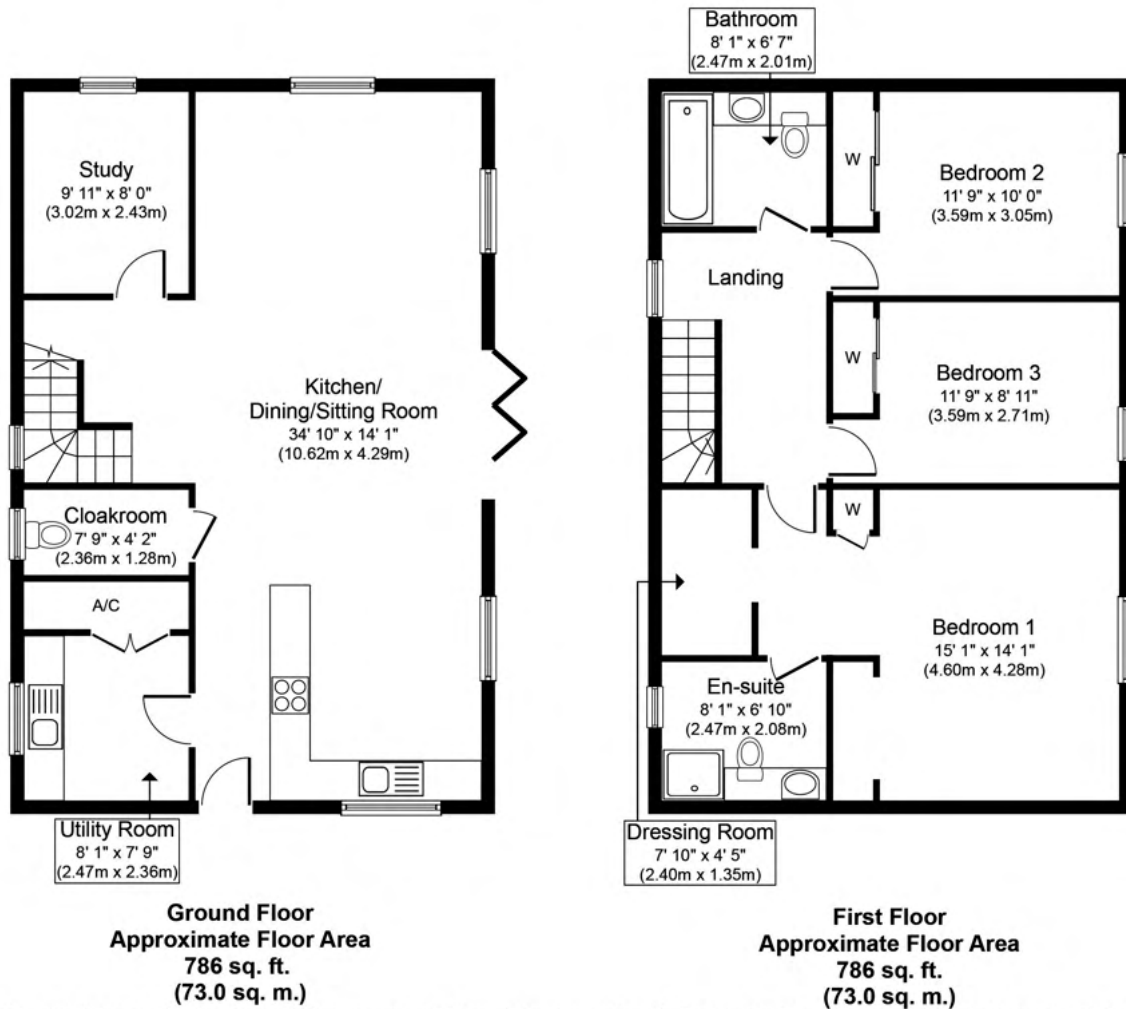
The property is approached via a shared driveway in turn leading to a private parking area with the garden wrapping round three sides of the property, an extensively paved dining terrace with exceptional views over open countryside.



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Floorplan



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. 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 septic tank. Mains electricity connected. Air source heat pump/underfloor 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. £3,396.57 per annum.

PROPERTY POSTCODE: CO10 8RE.

EPC: Band B.

TENURE: Freehold.

CONSTRUCTION TYPE: Steel frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY 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

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