

Stone Hall Cottage,
3 Cavendish Road, Clare

DAVID BURR

Stone Hall Cottage, 3 Cavendish Road, Suffolk, CO10 8PE

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.

This charming detached cottage is situated in the heart of Clare just a short walk from local amenities and Clare Country Park. The property offers tastefully presented living accommodation having retained many original period features and sits within mature gardens with the added benefit of off-road parking and a single garage.

A charming detached cottage with parking and garage in the heart of Clare.

SITTING ROOM A charming room featuring a brick fireplace with alcoves to the side and double doors leading through to the:

DINING ROOM/STUDY A delightful room with exposed brickwork and shelved alcove.

SNUG Enjoying a double aspect outlook with gas feature fireplace and French doors opening to the garden, dining area leading through to the:

KITCHEN/BREAKFAST ROOM A spacious double aspect room extensively fitted with a range of units under worktops with a 1.5 bowl stainless sink and drainer. Appliances include a range cooker with seven ring gas hob. A door leads through to the:

UTILITY ROOM With further storage and stainless steel sink and drainer under worktops, space for a fridge/freezer, plumbing for a dishwasher and washing machine, broom cupboard and door leading to the rear.

SHOWER ROOM Fitted with a white WC, wash basin and tiled shower cubicle.

First Floor

LANDING With airing cupboard and doors to:

BEDROOM 1 A double room featuring a cast iron fireplace and fitted wardrobe with outlook to the front.

BEDROOM 2 Another double room with a cupboard and wonderful views to the rear of St Peter and St Paul's Church.

BEDROOM 3 Outlook to the front.

BATHROOM Tastefully fitted with a white WC, wash basin and bath with shower attachment over.

Outside

The property sits in the heart of Clare just a short walk to local amenities and is approached by double gates leading onto a paved driveway in turn leading to a **single garage** with light and power connected. The gardens surround the property and are predominantly lawned with paved terraces surrounded by mature beds and borders with a mature apple tree, vegetable garden and detached timber shed/store offering potential for a variety of uses.

SERVICES: Main drains, electricity and gas heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council - 01284 763233. Council Tax Band: E. £2,437.97 per annum.

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EPC RATING: E.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's 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.

VIEWING: Strictly by appointment through David Burr – 01787 277811.















