

DAVID
BURR



9 Snow Hill

Clare, Suffolk

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Clare, Sudbury, Suffolk CO10 8QF

There is something rather lovely about 9 Snow Hill. Tucked into the heart of Clare, this characterful period home has the sort of informal charm that makes you want to kick off your shoes, open the doors to the garden and stay awhile. Behind its pretty façade is a surprisingly generous home, with three bedrooms, a wonderfully sociable kitchen/breakfast room and a comfortable sitting room. The kitchen is very much the heart of the house, warm timber, painted cabinetry and plenty of space for a long lunch or a slow Sunday breakfast. Upstairs, three bedrooms provide flexibility for family and guests, with the principal bedroom enjoying a particularly good sense of space.

But it is outside where the house really comes into its own. The garden has been thoughtfully created as a series of spaces, with mature planting, climbing roses and a beautiful timber pergola framing the view back towards the house. There are sunny terraces for summer lunches and plenty of corners in which to sit with a book and a glass of something cold. At the far end sits a rather wonderful timber garden room, complete with wide glazed doors and its own sense of retreat. It would make an excellent home office, studio, snug or simply somewhere to escape when the house is full.

And then there is Clare itself. One of Suffolk's most appealing small towns, with its medieval castle ruins, independent shops, cafés, pubs and everyday amenities all within an easy stroll. Country walks begin almost from the doorstep, while the surrounding Suffolk countryside provides endless opportunities for cycling, riding and exploring.

It is a house with character rather than pretension, comfortable, individual, and wonderfully connected to the life of the town. A proper Clare home, with a garden made for living in and plenty of room to make it your own.

The logo for David Burr, featuring the name "DAVID BURR" in a serif font, with "DAVID" on the top line and "BURR" on the bottom line, enclosed in a thin rectangular border.

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 3.
- Reception Rooms: 2.
- Bathrooms: 2.
- Home office/studio
- Off-road parking.
- Services: Mains water, electricity. Gas-fired heating. Mains drainage.
- EPC: Band C.
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs download and 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 <https://checker.ofcom.org.uk/>.

- Council Tax: Band C. £2,090.20 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

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, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (16 miles)
Cambridge (27 miles)
Newmarket (16 miles)
Sudbury (9 miles)

Pubs and Restaurants

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (27 miles)

Train Stations

Audley End (17 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)



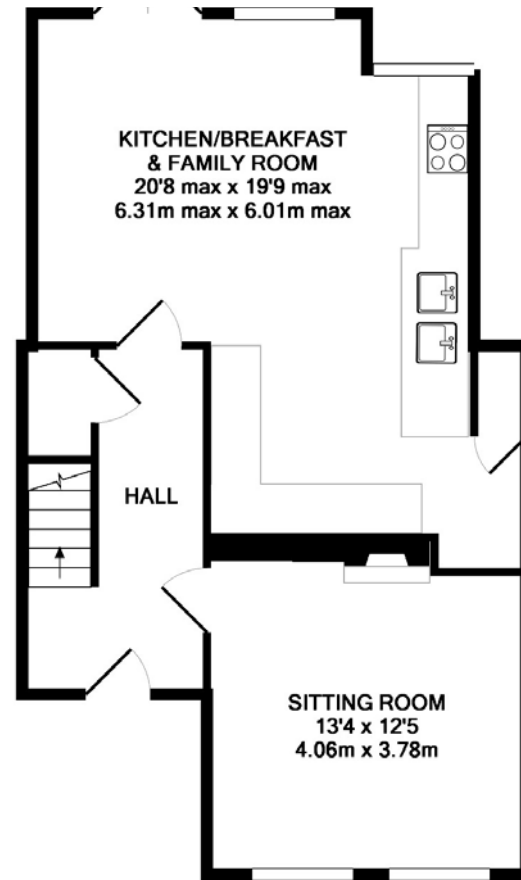
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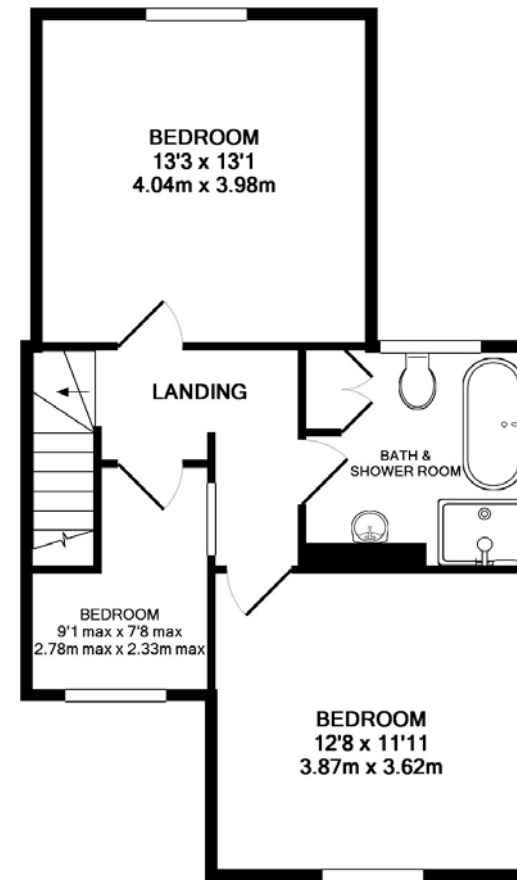




FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)



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