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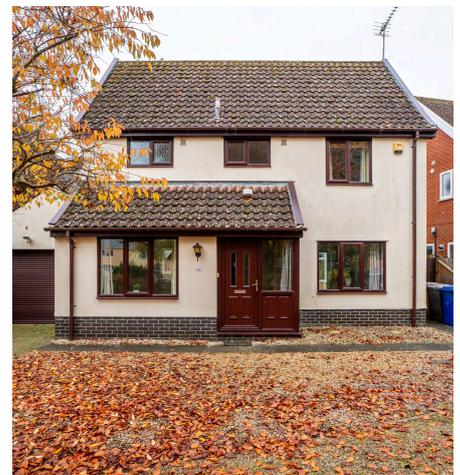
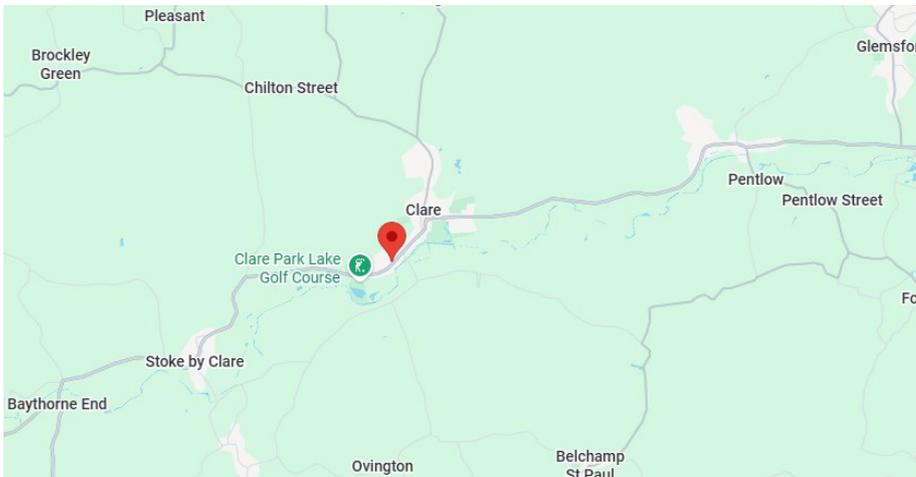
36 The Granary

Clare, Suffolk

36 The Granary

Clare, Suffolk CO10 8LL

This tastefully presented detached property is situated in a popular location within walking distance of the amenities in Clare. The property has been carefully renovated in recent years and offers light and spacious living accommodation with off-street parking, a single garage and enclosed rear garden with a summer house.



- Tastefully presented three bedroom detached home
- Popular location within walking distance of the amenities
- Off-street parking
- Single garage
- Light and spacious living accommodation
- Summer house

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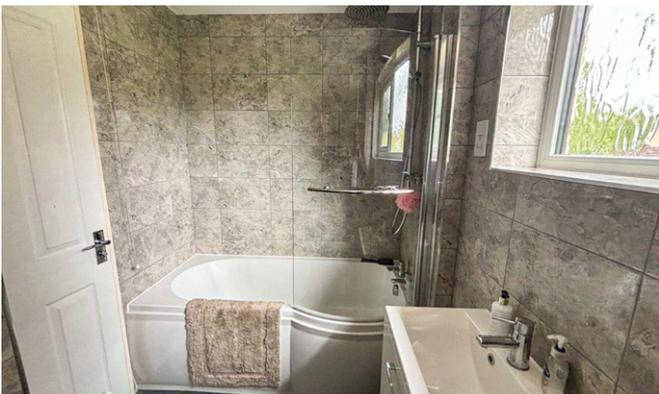
Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

Entrance into ENTRANCE HALL with stairs rising to the first floor and door to SITTING ROOM a light, double aspect room enjoying a pleasant outlook to the front with French doors opening to CONSERVATORY a recently added extension with views across the garden and doors opening to the terrace. DINING ROOM with plenty of space for dining table and chairs and a pleasant outlook to the front. Door to KITCHEN extensively fitted with a range of wall and base units under worktops with a sink and drainer inset. Appliances include a range style cooker, five ring hob with extractor over and an integrated fridge. Door to UTILITY ROOM fitted with a further range of units under worktops with plumbing for a washing machine, boiler serving radiators and a door leading to the garden. CLOAKROOM with WC and wash hand basin.

FIRST FLOOR

LANDING with airing cupboard and doors to BEDROOM 1 with fitted wardrobes and outlook over the rear garden and En-Suite fitted with a modern white suite comprising a WC, wash basin and tiled shower cubicle. BEDROOM 2 with built-in wardrobe and outlook to the front. BEDROOM 3 outlook to the rear. BATHROOM a newly fitted bathroom with a matching suite comprising a WC, wash basin and panelled bath.



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EXTERIOR

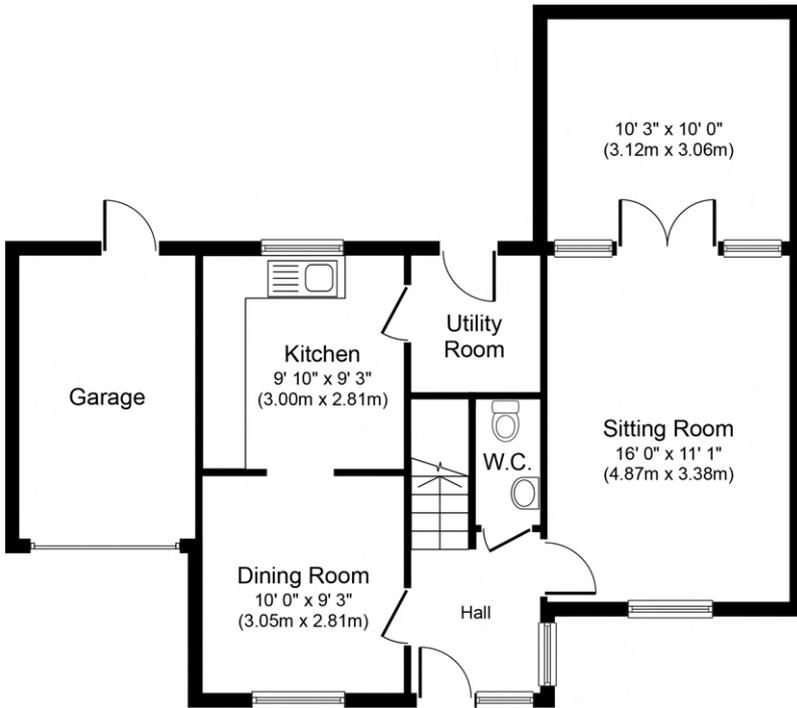
The property is approached via a driveway in turn leading to the GARAGE with light and power connected. The front gardens are low maintenance with a mature tree and gated access to the rear where a paved dining terrace sits adjacent an area of traditional lawn with mature flower bed borders, enclosed with fencing. Space for a garden shed.



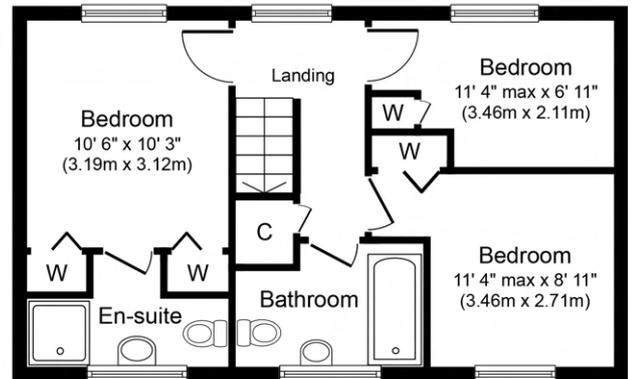
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Floorplan



Ground Floor
Approximate Floor Area
725 sq. ft.
(67.4 sq. m.)



First Floor
Approximate Floor Area
424 sq. ft.
(39.4 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, 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.



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: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8LL

EPC: Band D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

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/>

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

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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