



17 Clarendale Estate
Great Bradley, Suffolk CB8 9LN
Guide Price £345,000

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A superbly positioned three bedroom detached family home, offered for sale with the distinct advantage of no onward chain and set within the heart of this sought after village.

The property offers accommodation comprising, to the ground floor, a good size entrance hall, light and airy sitting/dining room, bedroom three (currently being used as a separate dining room), conservatory, kitchen and re-fitted cloakroom and to the first floor, two bedrooms and a re-fitted family bathroom. Benefitting from double glazed windows and doors throughout.

Externally the property enjoys pleasant views over green space to the front, mature rear gardens to the front and rear and a garage.

EPC (E)
Council Tax Band D (West Suffolk)

Accommodation Details

Part glazed front door with glazed panels to the side leading through to:

Entrance Porch 10'0" x 4'8" (3.05m x 1.42m)

With coat hanging space, door leading through to:

Entrance Hall

Good size hall with staircase rising to the first floor, understairs storage cupboard, radiator, door leading through to:

Sitting Room 24'1" x 12'7" (7.34m x 3.84m)

Triple aspect room with windows to the front, rear and side aspects, sliding patio door to the rear aspect leading to the garden, dividing brick built fireplace with access via both sides, TV aerial connection point, two radiators.

Bedroom 3 10'0" x 7'11" (3.05m x 2.41m)

With window to the rear aspect, radiator (currently used as a separate dining room and could also be used as a study).

Kitchen 10'1" x 7'11" (3.07m x 2.41m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker with extractor hood over, space for under counter fridge/freezer, inset sink unit with mixer tap over, tiled flooring, radiator, picture window to the conservatory, glazed door leading through to:

Conservatory 10'10" x 7'3" (3.30m x 2.21m)

Glazed on three sides, glazed door to the side aspect leading to the garden, space and plumbing for washing machine, floor mounted oil fired boiler.

Cloakroom

Re-fitted cloakroom comprising low level WC and wash hand basin set in vanity unit, tiled flooring, radiator, window to the side aspect.

First Floor Landing

With window to the front aspect, access to loft space, airing cupboard, door leading through to:

Bedroom 1 12'7" x 12'0" (3.84m x 3.66m)

Dual aspect room with windows to the front and rear aspects, built in wardrobes, radiator.

Bedroom 2 12'7" x 10'0" (3.84m x 3.05m)

Dual aspect room with windows to the front and rear aspects, radiator.

Bathroom

Re-fitted bathroom comprising panel bath with shower over, pedestal wash hand basin and low level WC, part tiled walls, radiator, window to the rear aspect.

Outside - Front

Mature front garden planted with a variety of mature shrubs, pathway leading to the front door, gated access to the rear garden, pleasant views overlooking open green space.

Outside - Rear

Fully enclosed and mature South facing rear garden laid to lawn with a plethora of mature plants/shrubs and flower beds, vegetable garden, paved patio/seating area, outside lighting, beautiful aspect to the rear overlooking farmland.

Garage

Large double garage adjacent to the property with up and over style doors and pedestrian door leading to the rear garden, parking for two vehicles to the front, complete with inspection pit and workspace, currently accommodates two freezers, a tumble drier and a workbench/tool racks.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



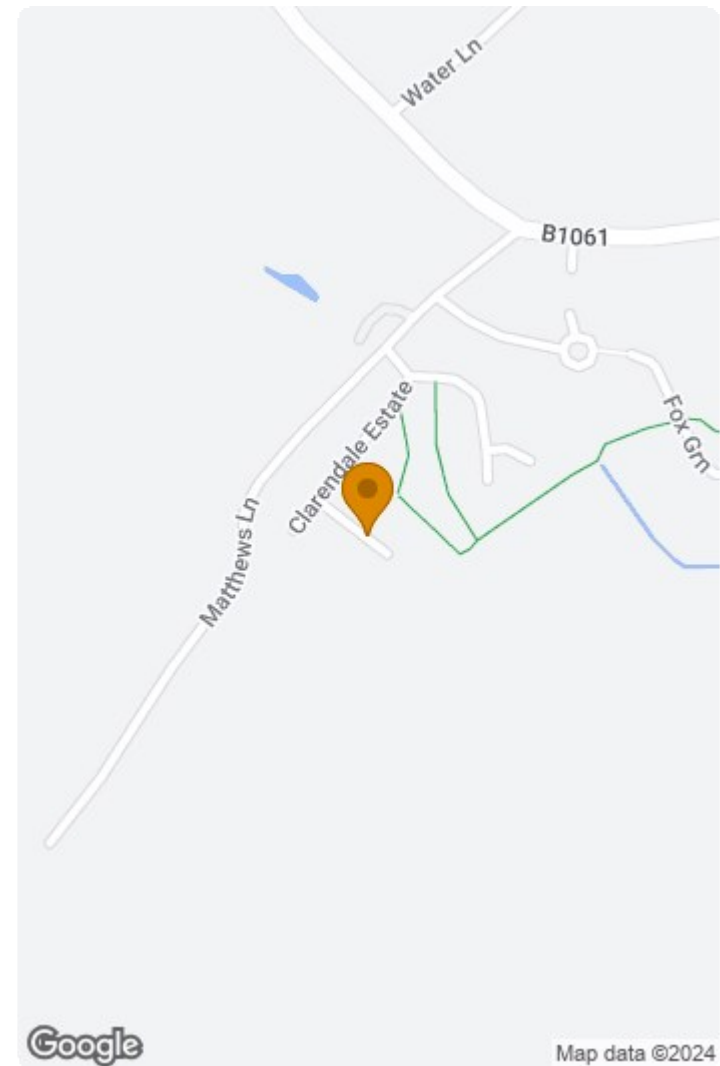
1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		93			41

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