



5 CLAYPITS LANE
Foxearth, Sudbury, Suffolk

Carter Jonas

5 CLAYPITS LANE, FOXEARH, SUDBURY, SUFFOLK, CO10 7JD

- 2 miles to Long Melford
- 3 miles to Sudbury
- 14 miles to Bury St Edmunds
- 19 miles to Colchester

Entrance Porch • Sitting Room • Dining Room • Kitchen
• Downstairs Cloakroom • Study • Three Bedrooms •
Family bathroom • Driveway parking • Unusually large
rear garden •
EPC rating E

DESCRIPTION

Nestled in the picturesque village of Foxearth, this contemporary ex-local authority semi-detached house at 5 Claypits Lane presents a charming blend of comfort and practicality. This well-designed layout offers a seamless flow between its living spaces, which include a generous sitting room with sliding doors to the outside, a formal dining room and a kitchen/breakfast room. To the rear is a current playroom/study, with a downstairs cloakroom. This lends itself well to being opened to incorporate the kitchen, into a large kitchen/breakfast/living room with great views over the gardens. Upstairs, is the principal bedroom, with a further double and small double room, all served by a large family bathroom.

OUTSIDE

One of the standout features of this residence is the unexpectedly spacious west-facing gardens, providing a tranquil sanctuary for relaxation and outdoor entertaining. Perfect for enjoying the stunning Suffolk sunsets, the expansive garden complements the property's overall appeal. To the front is generous parking for two to three cars.

A WELL-PRESENTED 3/4 BEDROOM PROPERTY, ENJOYING A SEMI-RURAL LOCATION, STUNNING LARGE WEST FACING GARDENS, ALL IN A STONE'S THROW FROM THE WELL-SERVED VILLAGE OF LONG MELFORD



LOCATION

Foxearth is an attractive village situated about 2 miles to the south/west of Long Melford and surrounded by open countryside. Long Melford offers good range of day to day amenities whilst Sudbury, about 3 miles, offers further extensive facilities including a commuter rail link to London's Liverpool Street, connecting at Marks Tey onto the main line.

ADDITIONAL INFORMATION

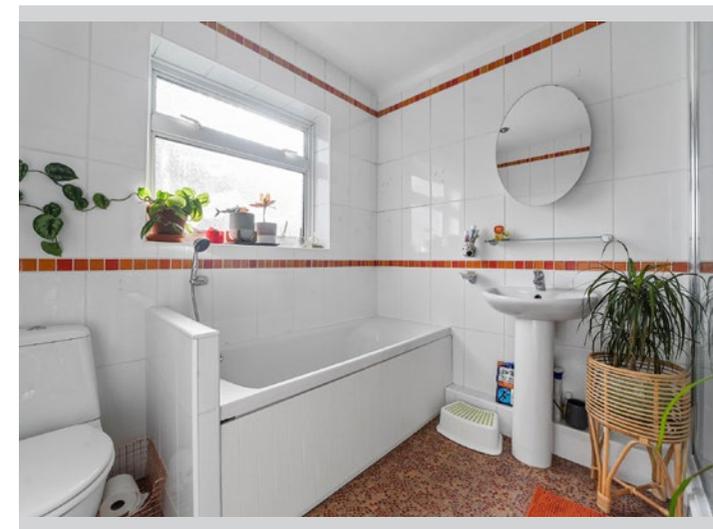
Tenure: Freehold

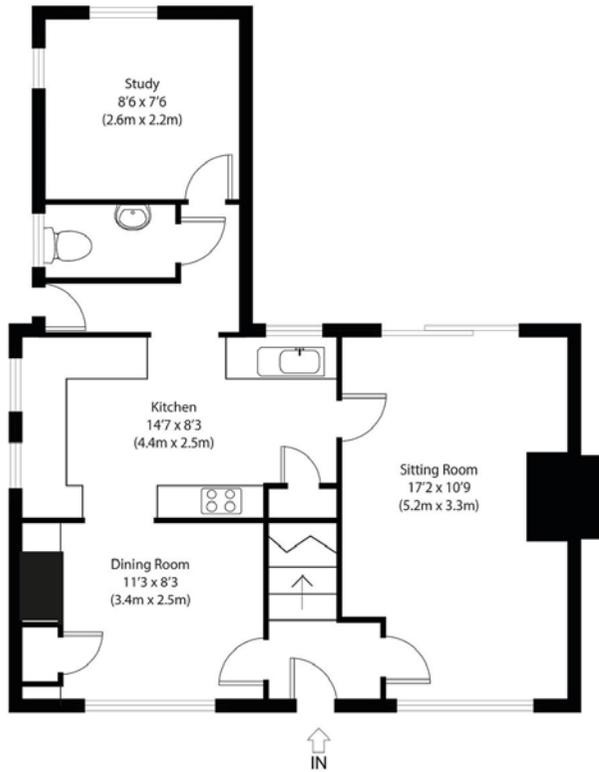
Services: Mains water, drainage and electricity. Oil fired central heating

Local Authority: Barintree Band C

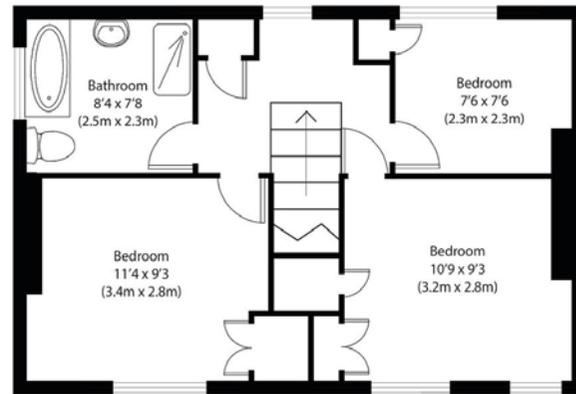
Viewings: By appointment with Carter Jonas.
Tel 01787 882881

What3Words: ///keeps.fingernails.unloads





Ground Floor



First Floor

Approximate Gross Internal Area
1010 sq ft (94 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

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