

Description

Approximate Room Sizes

THE PROPERTY Upon entering, you'll find a spacious entrance hall with an entry phone system and a glazed door leading to a rear garden. The hall features a range of cupboards, terracotta tiled floor, two radiators, and ample natural light. Moving to the inner hall, discover a garden-facing window, doors to the utility room and cloakroom, and an ornate staircase leading upstairs. The downstairs WC boasts a low-level flush WC, corner washbasin, terracotta tiled floor, radiator, and a rear-facing window. The utility room/studio, with French doors opening to the garden, offers a contemporary space with light maple units, a porcelain sink, and terracotta floor tiles.

Ascending to the first floor, the lounge/dining room becomes the focal point, featuring exposed timber stud work, three rear windows, and two radiators. Adjacent is the kitchen/breakfast room, showcasing contemporary maple units, green tiled surfaces, stainless steel appliances, and a tiled floor. The study hall, with exposed timber stud work, leads to two bedrooms, a bathroom, and stairs to the second-floor main bedroom. The bedrooms feature sash windows, exposed timbers, and radiators. The bathroom is elegantly fitted with a shower cubicle, bath, WC, washbasin, heated towel rail, and stylish tiles.

The second floor hosts a dual-aspect bedroom with a built-in wardrobe. The west-facing Mediterranean courtyard-style garden provides privacy and is paved with raised flower beds.

THE LOCATION Clare, located in Suffolk, is a charming market town with a rich history and an abundance of amenities that caters well for residents. Nestled in the picturesque Suffolk countryside, Clare offers a serene and peaceful environment, making it a desirable place to live.

One of the town's standout features is its well-preserved historic character. Clare boasts a wealth of timber-framed buildings dating back centuries, giving it a distinctive and timeless atmosphere. The town is also home to Clare Castle, a Norman motte-and-bailey castle that adds to its historical allure.

In terms of amenities, Clare provides a range of local shops, boutiques, and cafes that line its picturesque streets. You'll find everything from antique shops to artisanal bakeries, making it a delightful place for shopping and indulging in local treats. The town also offers schools and healthcare facilities, ensuring residents have access to essential services right within their community.

Clare's welcoming community spirit is further complemented by its green spaces and recreational opportunities. Clare Country Park is a beautiful place to unwind, offering walking trails, a play area, and picnicking spots along the River Stour. This natural oasis is a popular destination for families and nature enthusiasts alike.

For those seeking larger town amenities, Clare is conveniently located within a short drive of larger Suffolk towns. Sudbury, known for its market, historic architecture, and a variety of shops and restaurants, is approximately 7 miles away. Bury St. Edmunds, a market town renowned for its cultural attractions and shopping, is around 20 miles from Clare. These towns provide additional shopping, healthcare, and leisure options to complement Clare's more intimate offerings.

Overall, Clare, Suffolk, offers a harmonious blend of historical charm and modern convenience. With its preserved heritage, local amenities, and proximity to larger towns, it appeals to those who appreciate a quaint, picturesque setting without sacrificing access to essential services and cultural experiences. If you are considering Clare as a place to live, you'll find it to be a delightful and idyllic corner of Suffolk.

UTILITY ROOM 11' 11" x 9' 4" (3.63m x 2.84m)

SITTING ROOM 20' 4" x 16' 11" (6.2m x 5.16m)

KITCHEN 16' 7" x 10' 5" (5.05m x 3.18m)

STUDY 21' 2" x 6' 7" (6.45m x 2.01m)

MASTER BEDROOM 16' 5" x 13' 5" (5m x 4.09m)

BEDROOM TWO 13' 6" x 10' 11" (4.11m x 3.33m)

BEDROOM THREE 15' 6" x 10' 11" (4.72m x 3.33m)

BATHROOM 12' 4" x 5' 4" (3.76m x 1.63m)

AGENTS NOTE The property is leasehold with a 999-year lease from 1987, a peppercorn ground rent (currently waived), and the vendors maintain the building.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Leasehold

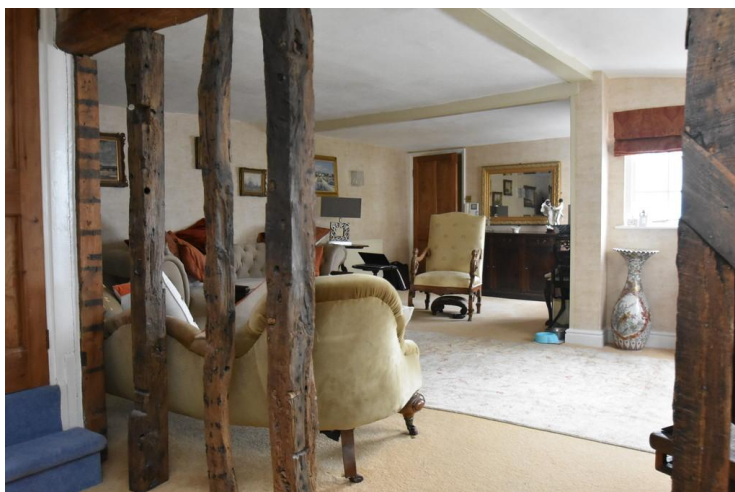
Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 8NY

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Awaiting EPC



Contact Details
6 King Street, Sudbury, Suffolk, CO10 2EB
Tel: 01787 468400
Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

High Street | Clare | CO10 8NY

Step into a charming home with a spacious entrance, garden-facing rooms, and a Mediterranean-style courtyard. The interior boasts contemporary design elements, exposed timber, and stylish tiles. The location in Clare, Suffolk, adds historical allure with timber-framed buildings and Clare Castle. Enjoy local amenities, a welcoming community, and nearby green spaces. Conveniently close to larger towns like Sudbury and Bury St. Edmunds, Clare offers a perfect blend of historical charm and modern convenience.

Offers In Excess Of £300,000

- Three Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor W/C
- First Floor Bathroom
- Private Rear Garden