



Snow Hill | Clare, Sudbury, Suffolk, CO10 8QF



Features

- Three Bedrooms
- Sitting Room With Fireplace
- Open Plan Kitchen/Dining Room
- WC/Utility
- First Floor Bathroom
- Off Road Parking
- Private Rear Garden

A beautifully presented three bedroom home located in the historic market town of Clare. Boasting a sitting room, stunning open plan kitchen/diner, ground floor wc/utility and first floor bathroom. Externally the property benefits from off road parking, private rear garden with external garden room.



THE PROPERTY

The entrance hall comprises newly fitted oak flooring throughout, complemented by stairs leading to the first floor with a convenient cupboard underneath.

This charming home features a sitting room adorned with a wood burning stove, its warmth accentuated by an oak bressumer and two sash windows overlooking the front garden.

The kitchen/breakfast room exudes light and space, boasting newly fitted shaker style units, granite work tops, a double Belfast sink with quooker tap, and ample room for a large range style oven. Additionally, includes a handy walk in larder cupboard and an integrated dishwasher. Oak flooring extends seamlessly into the dining area, where a log burning stove adds to the cozy ambiance. French doors open onto a terrace, inviting you to the garden beyond. There's also a new WC/utility room adjacent to the kitchen.

Ascending to the first floor, the landing provides access to the loft via a ladder.

The bedrooms offer comfortable retreats: Bedroom 1 impresses with its vaulted ceiling and views over the rear garden, while Bedroom 2 features exposed beams and a charming outlook to the front. Bedroom 3/study enjoys ample natural light and storage space.

The bathroom boasts a newly fitted high quality suite, which has been tastefully appointed with a classic white suite, complete with a bath, a separate shower cubicle, and an airing cupboard for added convenience.

Outside, the property boasts a low maintenance front garden with mature rose beds and a paved parking area. The rear garden is a highlight, featuring an extensive paved terrace with a rose-covered arbour leading to a lush lawn bordered by mature shrubs. A detached garden room offers versatility as a home office or guest accommodation, complete with ensuite shower room, underfloor heating and a living roof, nestled within the tranquil surroundings of mature trees for added privacy.





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.

AGENTS NOTE

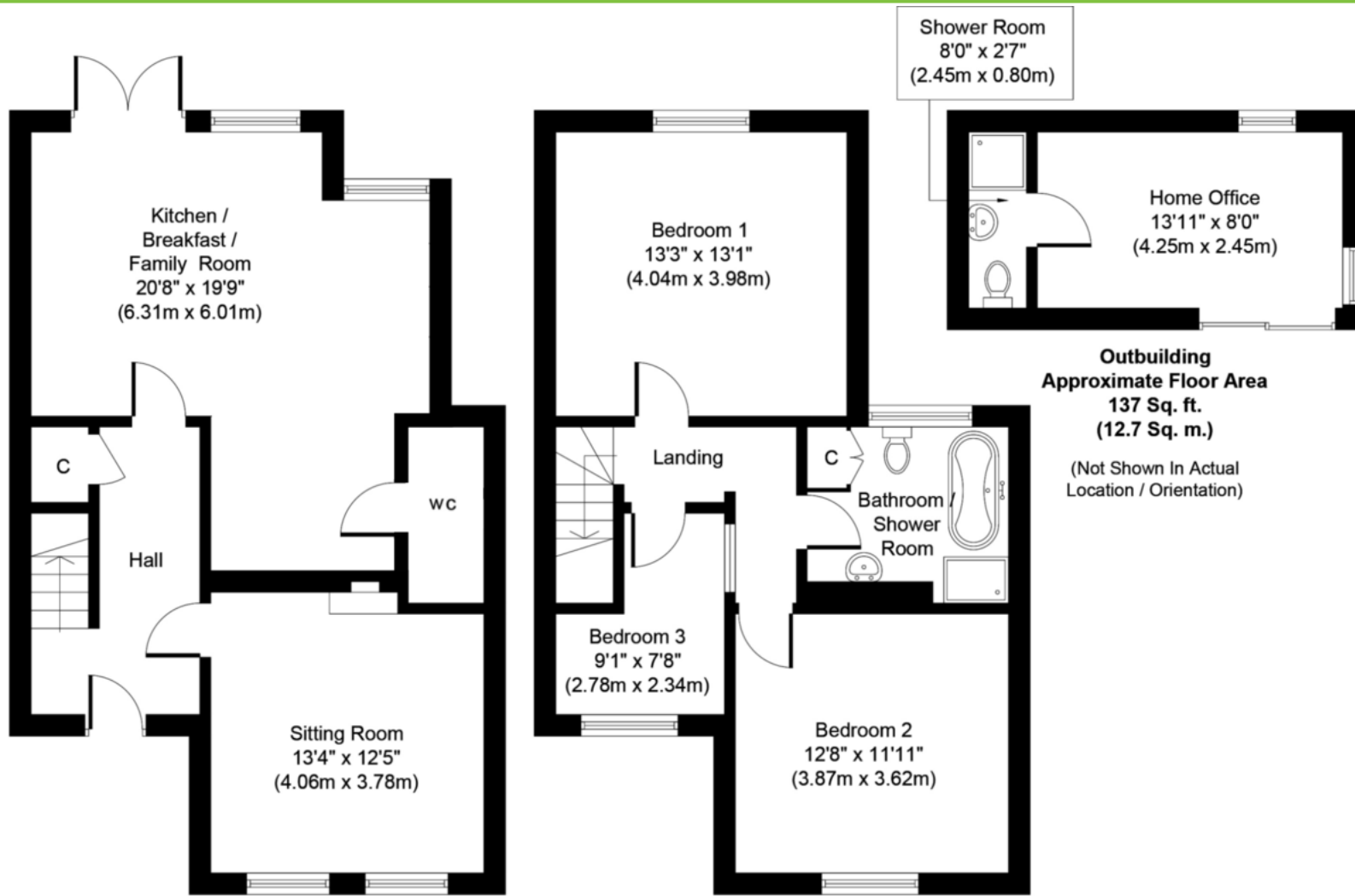
Tenure - Freehold

Services - Gas Central Heating, Electric, Water & Mains Drainage

Council Tax - Band C

EPC - 70 (C)





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