



3b Nethergate Street, Clare

Offers Over £400,000

LEE WILKINSON

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3b Nethergate Street, Clare

Lee Wilkinson Estate Agents are pleased to offer for sale, this superbly presented three bedroom, spacious town house, located in the centre of Clare. The property benefits from being a short walk from the towns shops, priory, Norman Keep and superb St Peter and St Paul church, which you can spot from the main bedroom of this property. Sudbury is just eight miles away, with further retail and leisure facilities, as well as its branch line commuter service into London Liverpool Street. Bury St Edmunds and Cambridge City are also within easy commuting distance. The property is well laid out, with kitchen/Diner/Family Room on the ground floor, Sitting Room and bedroom on the first floor, and two further bedrooms on the second floor,. To the rear is a lovely courtyard garden and undercover parking space, with the property also benefitting from the use of the communal Boathouse Gardens with direct access to the River Stour.

Ref LW0712





Kitchen/Diner

7.38m max x 4.93m max(24'2" x 16'2")

Ground floor room accessed via the entrance hall, this spacious and well lit room is fitted with a wooden range of both wall and base units, with complimentary worksurface and upstand over. Large ceramic sink and drainer inset, with mixer tap over. Double oven, separate four ring gas hob with extraction fan over. Integral washing machine and dishwasher, as well as space for fridge/freezer. Part tiled walls and tiled floor. Window and part glazed wooden door into rear garden. The dining space of this 'L' shaped room, is plenty large enough for an eight seater family dining table, plus additional sofa seating area, making this a very sociable and modern living space. Tiled floor and window to front aspect.

Sitting Room

2.96m x 4.96m (9'8" x 16'3")

Located on the first floor, this is a lovely bright room with two large sash style windows to the front aspect.



Bedroom 2

2.3m x 4.94m (7'6" x 16'2")

Again located on the first floor and fitted with a good range of fitted wardrobes, providing plenty of storage space across one wall. Two windows to rear aspect.



Master Bedroom

3.22m max x 4.96m max (10'6" x 16'3")

Located on the second floor, with views over the Town including Clare Priory in the distance. Built in double wardrobe and separate storage cupboard. Access to loft space. Window to front aspect. Door through to ensuite shower room.

Bedroom 3/Home office

1.96m max x 3.87m max (6'5" x 12'8")

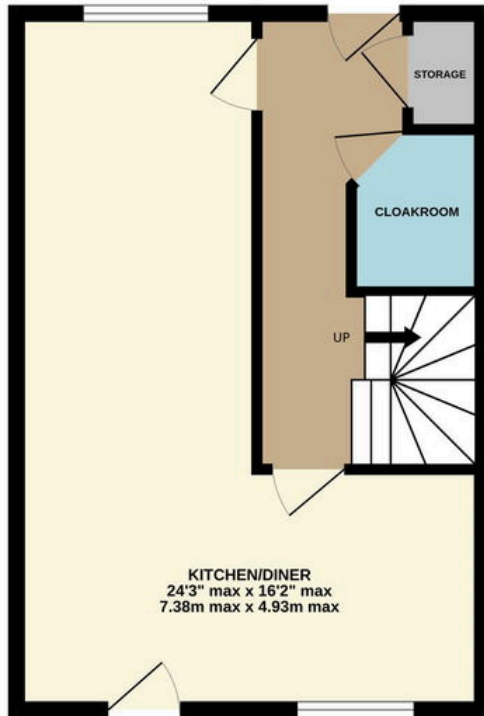
Window to rear aspect.

Outside

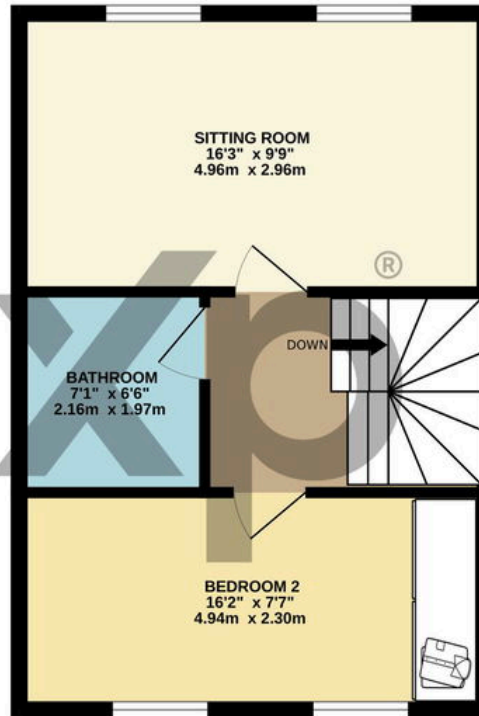
The rear garden of the property is laid to both shingle and paving, making this space both easy maintenance and great for entertaining. The property also benefits from the communal use of Boathouse Garden, with direct access to the River Stour, which is also a lovely space for entertaining or relaxing. Covered off road parking space, with additional guest parking for residents visitors.



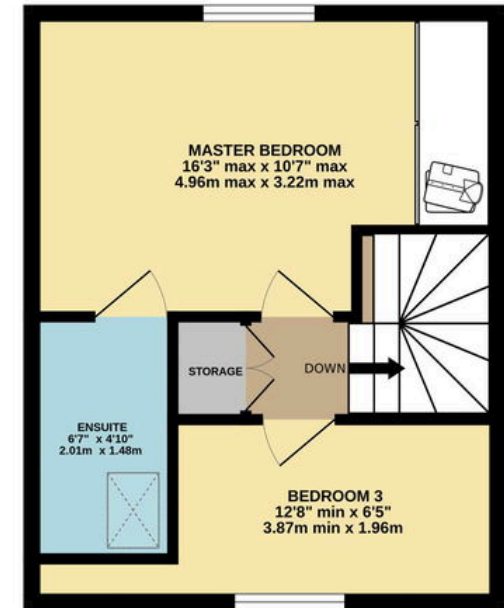
GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 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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