



**Netheridge**  
**Nethergate Street, Clare, Suffolk**

**DAVID  
BURR**



# Netheridge, Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School, bank and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This exceptional Grade II\* Listed residence is situated in a prominent location in the heart of Clare convenient for local amenities. Dating back to the 15th Century, the property has retained a wealth of period charm and character including decorative external pargetting, exposed beams and oak floors and a particularly impressive vaulted master bedroom with exposed crown post. To the rear a delightful partly walled garden is divided into three areas with ample parking available to the front.

## An exceptional Grade II\* Listed 15<sup>th</sup> Century home in the heart of Clare.

Entrance into:

**ENTRANCE VESTIBULE** In turn opening into the:

**DINING HALL** A stunning room displaying chamfered oak beams, magnificent ornate carved fireplace with brick hearth, stairs rising to the first floor and a glazed door leading to the rear terrace.

**SITTING ROOM** A light, double aspect room with a carved oak fire surround and brick hearth, exposed beams, oak floorboards, leaded light windows and a Church pew style corner seat.

**DRAWING ROOM** A light, double aspect room with stairs rising to the first floor and a glazed door opening to the garden.

**KITCHEN** A stylish and recently refurbished open plan Kitchen with a range of base units under worktop with sink and drainer inset. Integrated appliances include under counter fridge and freezer, slimline dishwasher whilst there is space for a range style cooker. A tucked away **Utility area** has further storage and space and plumbing for washing machine and tumble dryer. A spacious **Breakfast area** with parquet flooring provides plenty of space for a dining table chairs and leaded light window to the front.

**CLOAKROOM** With WC and wash basin.

### First Floor

**GALLERIED LANDING** A spacious area with exposed beams, wide oak floor boards and leaded light windows.

**MASTER BEDROOM** A stunning room featuring a vaulted ceiling showcasing a fine example of a crown post with exposed beams and wooden flooring. **En-Suite** tastefully recently refurbished with a tiled shower cubicle, vanity unit with WC and wash hand basin and a heated towel rail.

**REAR LANDING** With secondary staircase leads to:

**BEDROOM 2** A light, double aspect room with fitted wardrobe and outlook to the front.

**BEDROOM 3** A double aspect room with exposed beams, oak flooring and access to loft space.

**BEDROOM 4** With storage cupboard and outlook to front.

**BATHROOM** Stylishly fitted with a modern white suite comprising a WC, wash basin, bath with head rest, shower attachment and linen cupboard.

**BEDROOM 5** Double aspect with storage cupboard.

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**BATHROOM** Fitted with a white suite comprising a WC, wash basin, bath with shower attachment, heated towel rail and airing cupboard with pressurised hot water cylinder.

## Outside

The property sits behind a pretty front garden with a pathway to the front door whilst pedestrian access leads to the rear with a gate into the rear garden, with an extensive brick paved dining terrace enjoying a great deal of privacy with a south westerly aspect, ideal for alfresco entertaining. The second area of garden is lawned and partly walled with mature beds and borders in turn leading to a third area, also lawned with various shrubs, a **large workshop** and further shed.

**SERVICES** Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

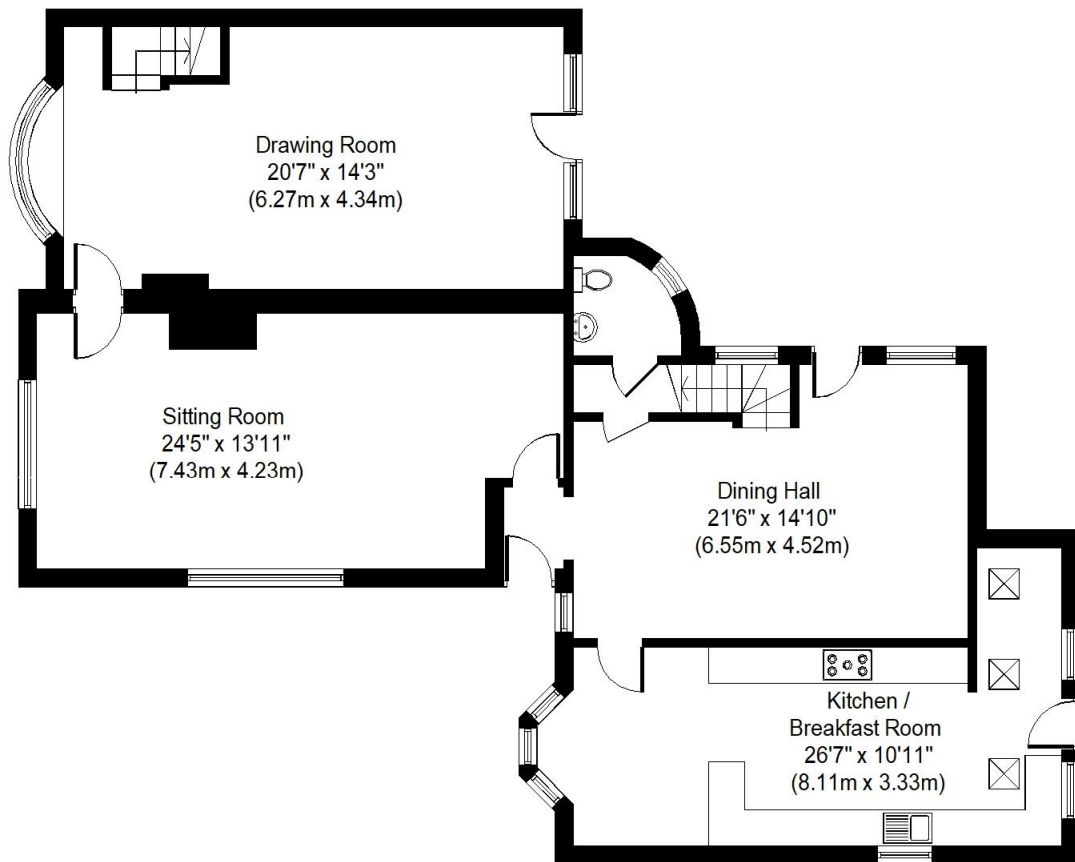
**LOCAL AUTHORITY** West Suffolk District Council. Council Tax Band: G. £3,474.05 per annum.

**WHAT THREE WORDS DIRECTIONS:** templates, trail, addicted.

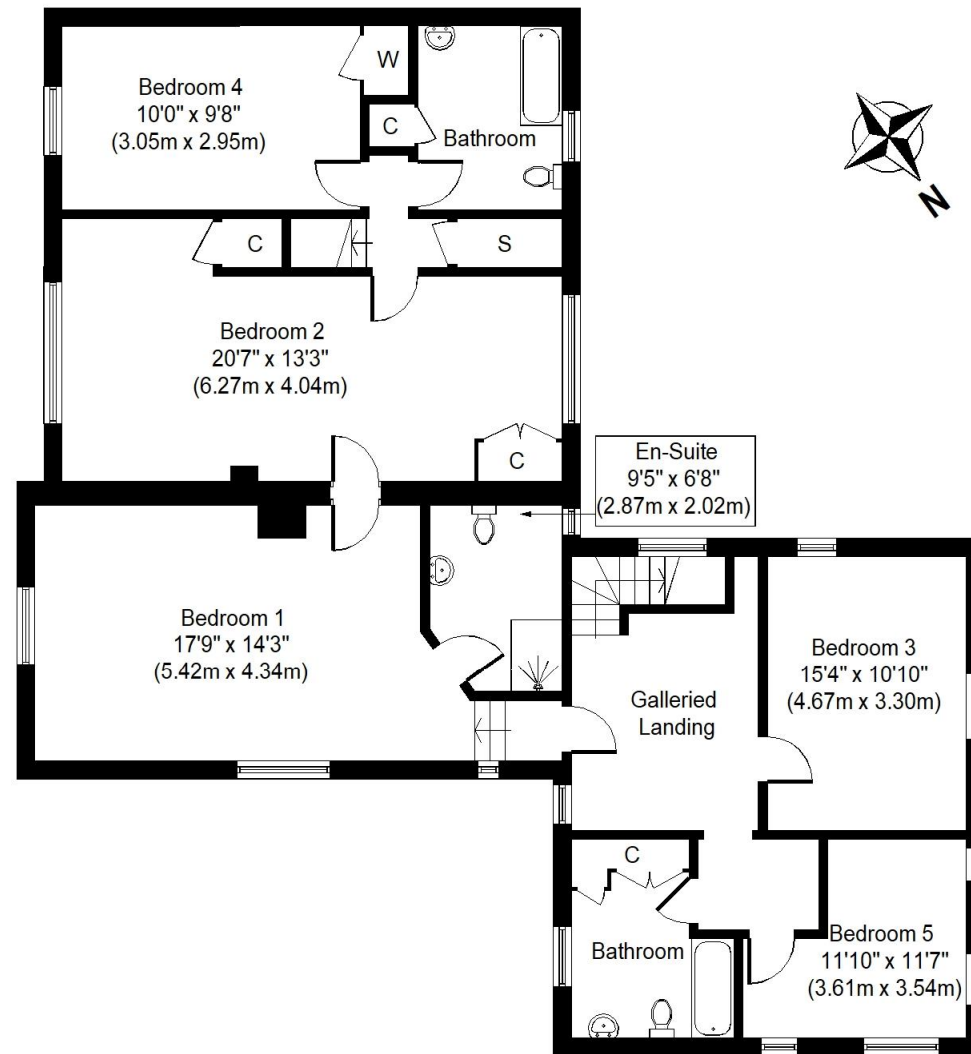
**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
 Approximate Floor Area  
 1531 Sq. ft.  
 (142.2 Sq. m.)



**First Floor**  
 Approximate Floor Area  
 1680 Sq. ft.  
 (156.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

