



Clarence Road, Clare, CO10 8QN

CHEFFINS

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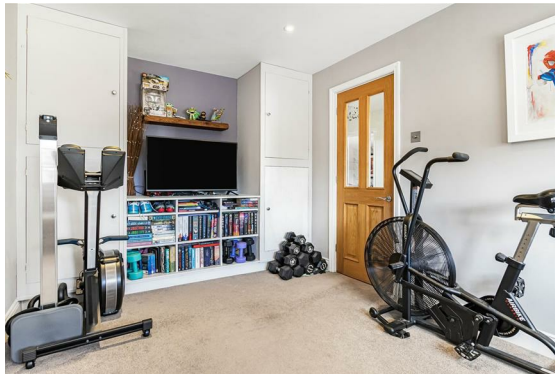
- Village Location
- Driveway for 4 Vehicles
- Extended Kitchen/Breakfast Room
- Three Reception Rooms
- Countryside Views
- Walking Distance To Clare Primary School

An extended and well appointed four bedroom detached property occupying a wonderful cul de sac location in the sought after village of Clare. The property enjoys far reaching countryside views, three versatile reception rooms and generous driveway providing off road parking for four vehicles. (EPC Rating C)

4 1 3

Offers In Excess Of £475,000





LOCATION

Clare is a truly lovely historic Suffolk town, famous for its many fine period houses and cottages, magnificent parish church, picturesque back waters and former market place. This charming town which is located in the Stour Valley close to the Essex/Suffolk borders also provides an extensive range of local amenities including a thriving Co-operative Supermarket, restaurants and a hotel. Other facilities available include a library, doctors' surgery, comprehensive school and for walkers there is the delightful country park which includes an ancient moated Norman castlemound. Further facilities including a mainline rail station are available in Sudbury (10 miles). The City of Cambridge is around 26 miles away and London Stansted Airport some 28 miles.

GROUND FLOOR

ENTRANCE HALL

Solid wood flooring, door to the side, double glazed window, floor-to-half-ceiling radiator, stairs leading to the first-floor landing. Includes a built-in storage cupboard for shoes and coats.

WC

Low-level W.C, vanity wash hand basin, tiled splashbacks, tiled flooring, obscure window to front, radiator.

STUDY/GYM

Former garage, double-glazed window to the front, radiator, inset spotlights, and a built-in media wall with surrounding furniture cupboards.

LIVING ROOM

Solid wood flooring, double-glazed window to the front, radiator, media wall with electric fire and space for a TV (including built-in lighting in the furniture), sliding solid wood double doors leading into:

FORMAL DINING ROOM

Continuation of solid wood flooring, floor-to-ceiling radiator, large double-glazed bi-fold doors across the rear, three Velux-style skylight windows, door to:

KITCHEN

Extended room featuring a range of matching wall and base units with solid wood work surfaces over. One-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a range-style oven with 5-ring gas hob and extractor hood over, built-in microwave, and built-in dishwasher. Space for a

fridge/freezer (fridge available via separate negotiation). Center island featuring a breakfast bar with solid wood work surface and under-counter cupboards. Tiled natural stone flooring, inset spotlights, double-glazed window to the rear with views over fields, and double French doors opening to the garden, door to:

UTILITY

Solid wood door, double-glazed window to the side, and plumbing for a washing machine.

FIRST FLOOR

LANDING

Double-glazed window to the side overlooking fields, inset spotlights, loft access, airing cupboard housing a Worcester boiler, doors to:

BEDROOM ONE

Double-glazed window to the rear with views over the countryside, radiator.

BEDROOM TWO

Double-glazed window to the front, radiator.

BEDROOM THREE

Double-glazed window to the front, radiator.

BEDROOM FOUR

Double-glazed window to the rear overlooking fields, radiator.

BATHROOM

Re-fitted suite comprising a P-shaped bath with shower over and chrome attachments, tiled splashbacks, low-level W.C, vanity wash hand basin, built-in bathroom furniture, inset spotlights, heated chrome towel rail.

OUTSIDE

The rear garden features views over the

countryside. Includes a paved seating area leading up to a slightly raised, laid-to-lawn garden, a timber-built decked seating area positioned to maximize field views, exterior lighting, timber fence side boundaries, and a small picket fence along the rear boundary. Side access gate to the front of the property.

PARKING

Block-paved driveway providing off-road parking for 4-6 vehicles, complemented by laid-to-lawn areas with plum shingle borders. Exterior cladding to the front elevation.

AGENTS NOTE

AGENTS NOTE -For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



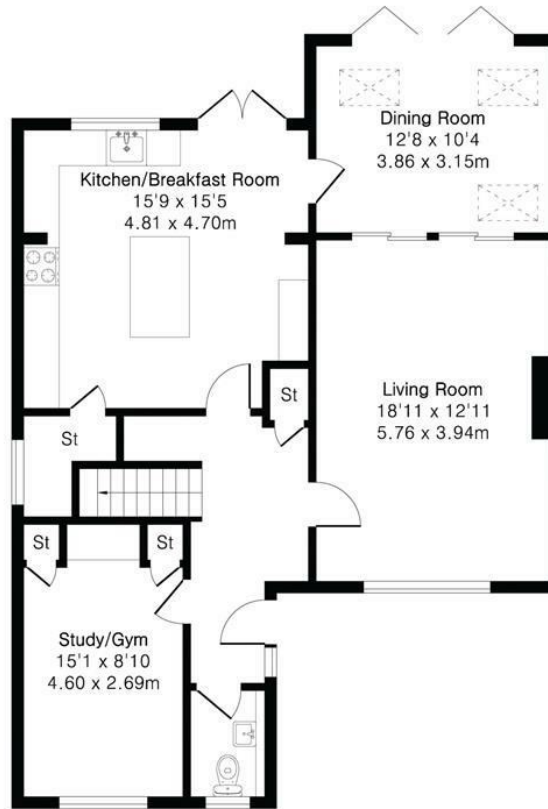




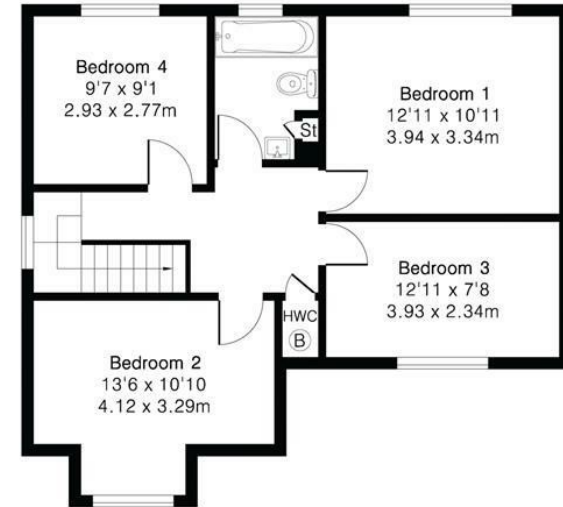
Approximate Gross Internal Area 1579 sq ft - 147 sq m

Ground Floor Area 948 sq ft – 88 sq m

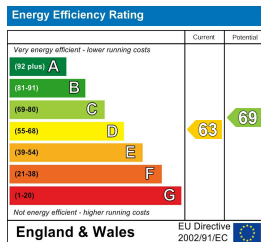
First Floor Area 631 sq ft – 59 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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