

Summary

A two bedroom mid terrace home located in the historic market town of Clare. With a sitting room with fireplace, kitchen, bathroom and serene views of fields beyond. Ample local amenities including schools, doctors, co-ops and shops.

Description

Approximate Room Sizes

THE PROPERTY Step through the door into the inviting sitting room, boasting ample space complemented by a multi-fuel burner nestled within a charming fireplace, adorned with a tiled hearth. Exposed ceiling timbers add character, while stairs ascend to the first floor. Adjacent, a doorway leads to the generously sized kitchen/diner, featuring more exposed ceiling timbers and ample room for a dining table. The kitchen area is well-equipped with work surfaces encompassing a sink, space for a cooker, additional appliances, and an array of cabinets and drawers below.

Continuing through, an opening leads to a rear lobby/boot room, granting access to a well-appointed three-piece bathroom boasting a wall-mounted shower over the bath, adorned with tiled splashbacks and a convenient splash screen. A double-glazed window offers views of the gardens.

Ascend the stairs to discover the sizable master bedroom,

complete with a built-in cupboard housing the meters. An adjoining latch door reveals a versatile dressing room or potential second bedroom, complete with another built-in cupboard housing the boiler and a range of fitted wardrobes along one wall.

Outside, the front gardens feature a manicured lawn with flower borders, fenced boundaries, and a gate leading to a pathway extending to the front door. The rear gardens begin with a charming patio area before transitioning to well-maintained lawns, accompanied by a workshop and wood store. Enjoy picturesque countryside views from one side of the garden, while benefiting from rear access via a right of way over the neighboring cottage.

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 and is just a short walk away from the property. 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.

SITTING ROOM 12' x 10' 4" (3.66m x 3.15m)

KITCHEN/DINING ROOM 11' 4" x 8' 9" (3.45m x 2.67m)

BATHROOM 8' 3" x 5' (2.51m x 1.52m)

MASTER BEDROOM 13' 3" x 12' 1" (4.04m x 3.68m)

BEDROOM TWO 9' 9" x 9' 4" (2.97m x 2.84m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Post Code – CO10 8QT

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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. 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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Poslingford Corner | Clare | CO10 8QT

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OIEO £230,000

- Two Bedrooms
- Sitting Room With Fireplace
- Kitchen
- Bathroom
- Serene Field Views
- Good Size Garden
- Historic Market Town