

## Description

**THE PROPERTY** A welcoming entrance lobby leads into a charming double aspect sitting room, featuring exposed beams and a cozy wood-burning stove.

The heart of the home is the spacious, double aspect kitchen/dining room, fitted with a variety of units and a stainless steel sink. It includes modern conveniences such as an integrated fridge/freezer water softener, filtered tap water, and an electric oven with a four-ring hob and extractor hood. There is space and plumbing for a dishwasher. The kitchen flows into the dining/living area, which offers additional storage under the stairs.

A garden room features tiled flooring with underfloor heating, plumbing for a washing machine, and access to the rear of the property. The cloakroom includes a WC and wash hand basin.

The primary bedroom is generously sized, offering a double aspect view, exposed beams, and a storage cupboard. The second bedroom is also spacious, featuring a double wardrobe and a pleasant outlook. The third bedroom offers a view to the side.

The bathroom has been updated with a modern white suite, including a WC, panelled bath with a shower over, a wash hand basin, and tiled flooring with underfloor heating. It also features an electric mirror and shaving points.

Outside, the property benefits from paved parking at

the front and side, with double gates providing access to additional parking at the rear, leading to a single garage equipped with power, lighting, and overhead storage. The rear garden is designed for low maintenance, with paved areas creating a Mediterranean-style suntrap, complemented by low-maintenance beds and borders.

**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** Broadband – Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outdoors with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains drainage, water, electric. Electric hot

water system and wet electric heating system.

Property Construction – Mixed construction type, with timber frame believed to be at the front and brick construction believed to be used at the rear.

Rights and Restrictions – A public drainage pipe runs under ground within the property boundary (along the side fence before veering off before the garage and then again along the garage back out of the property boundary). Anglian water has a right of access to carry out work on this subject to notice.

Flood Risk - Although the owners are not aware of any flooding history within the property, this property does fall within a flood risk area.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Post Code – CO10 8NS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





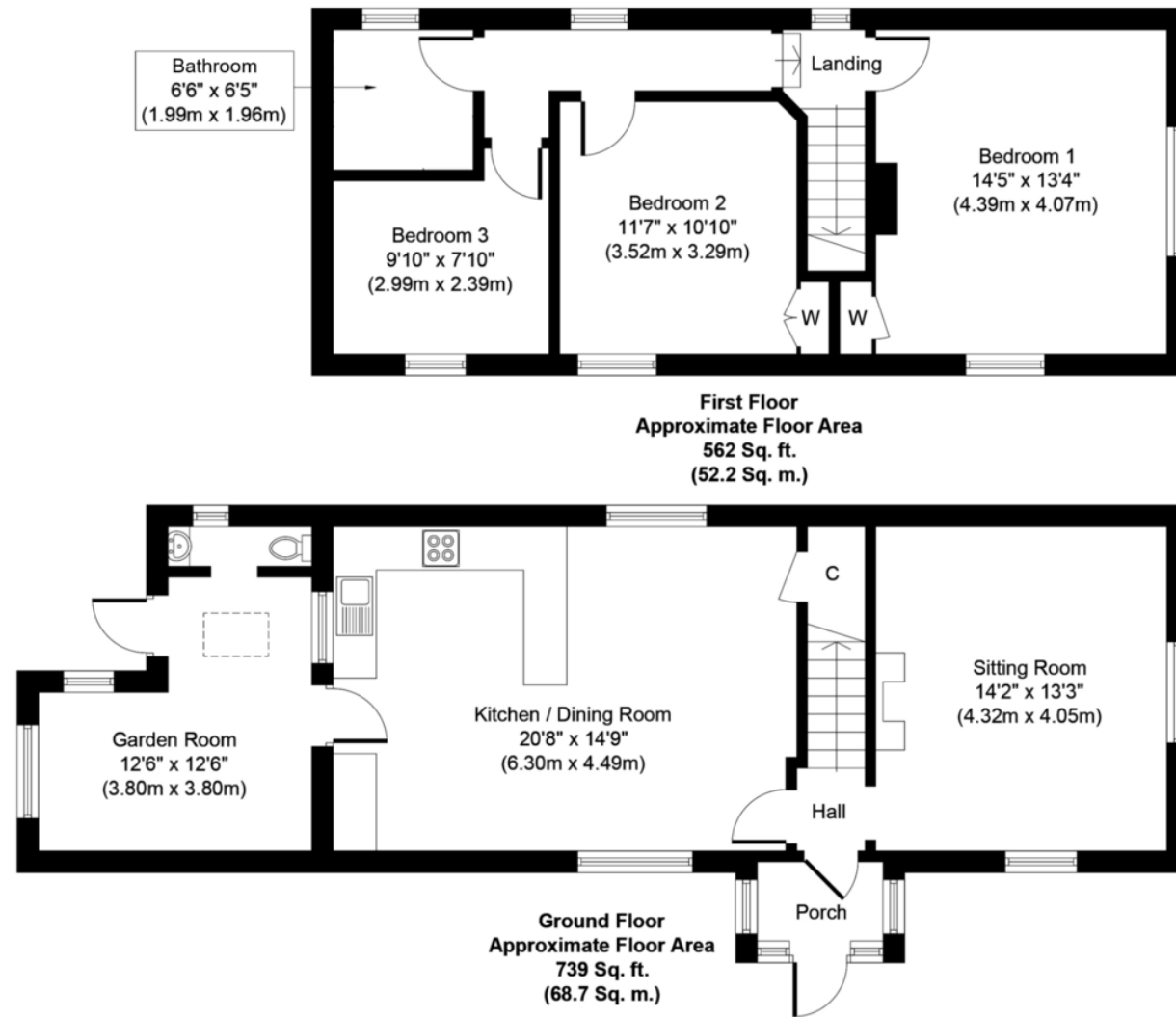


## Stoke Road | Clare | CO10 8NS

**£375,000**

A three bedroom semi detached home located within walking distance of Clare town centre and castle park. Boasting an open plan kitchen/diner, sitting room with wood burning stove, ground floor w/c, garden room, first floor bathroom, garage and ample off road parking.

- Three Bedrooms
- Sitting Room With Wood Burning Stove
- Open Plan Kitchen/Dinning Room
- Garden Room
- Ground Floor W/C
- First Floor Bathroom
- Garage & Ample Off Road Parking



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements