

## Description

Approximate Room Sizes

**THE PROPERTY** Welcome to this charming and well-presented three-bedroom home. As you enter through the part glazed door with a side panel window, the inviting entrance hall sets the tone for the rest of the house. With doors leading to the lounge, kitchen/diner, and stairs to the first floor, accompanied by a radiator.

The lounge, bathed in natural light from the front aspect window overlooking the garden, boasts a cozy ambiance enhanced by a decorative feature fireplace and a functional radiator. Move seamlessly into the heart of the home, the spacious kitchen/diner, offering a versatile living space.

The dining area, with a front aspect window providing delightful garden views, is complemented by a radiator and an open plan layout into the well-equipped kitchen. The kitchen itself features two rear aspect windows overlooking the garden, a range of wall and base units, space for a range oven, integrated dishwasher, and ample room for a fridge freezer and washing machine. Adjacent, discover a downstairs WC and a storage cupboard housing the wall-mounted boiler, with a door leading out to the rear garden.

Ascend the stairs to the landing, where you'll find access to the bedrooms, bathroom, and additional storage space in both a cupboard and an airing cupboard. The three bedrooms offer comfortable retreats with various aspects-bedroom one with two fitted storage cupboards, bedroom two overlooking the

front garden, and bedroom three with a view of the serene rear garden.

The family bathroom, illuminated by an obscured window to the rear, features a panelled bath, wash hand basin, low-level flush WC, and tasteful finishes including part-tiled walls and laminate flooring. Practicality meets style in this thoughtfully designed space.

Step outside to discover the outdoor haven this property offers. To the front, a path bordered by a hedge leads to the entrance, with a laid-to-lawn garden on either side. The rear garden is predominantly laid to lawn, adorned with mature flower bed borders housing shrubs and trees. A large storage shed adds functionality, and a path guides you to the rear of the garden, providing convenient access to a potential parking space.

**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 11 miles away. Bury St. Edmunds, a market town renowned for its cultural attractions and shopping, is around 16 miles from Clare. These towns provide

additional shopping, healthcare, and leisure options to complement Clare's more intimate offerings.

Overall, Clare, Suffolk, offers a harmonious blend of historical charm and modern convenience. With its preserved heritage, local amenities, and proximity to larger towns, it appeals to those who appreciate a quaint, picturesque setting without sacrificing access to essential services and cultural experiences. If you are considering Clare as a place to live, you'll find it to be a delightful and idyllic corner of Suffolk.

**LOUNGE** 10' 8" x 11' 7" (3.25m x 3.53m)

**KITCHEN/DINER** 21' 01" reducing to 6' 06" x 9' 03" extending to 20' 06" (6.43m x 2.82m)

**BEDROOM ONE** 12' 4" x 10' 7" (3.76m x 3.23m)

**BEDROOM TWO** 11' x 9' 4" (3.35m x 2.84m)

**BEDROOM THREE** 7' 8" x 8' 6" (2.34m x 2.59m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

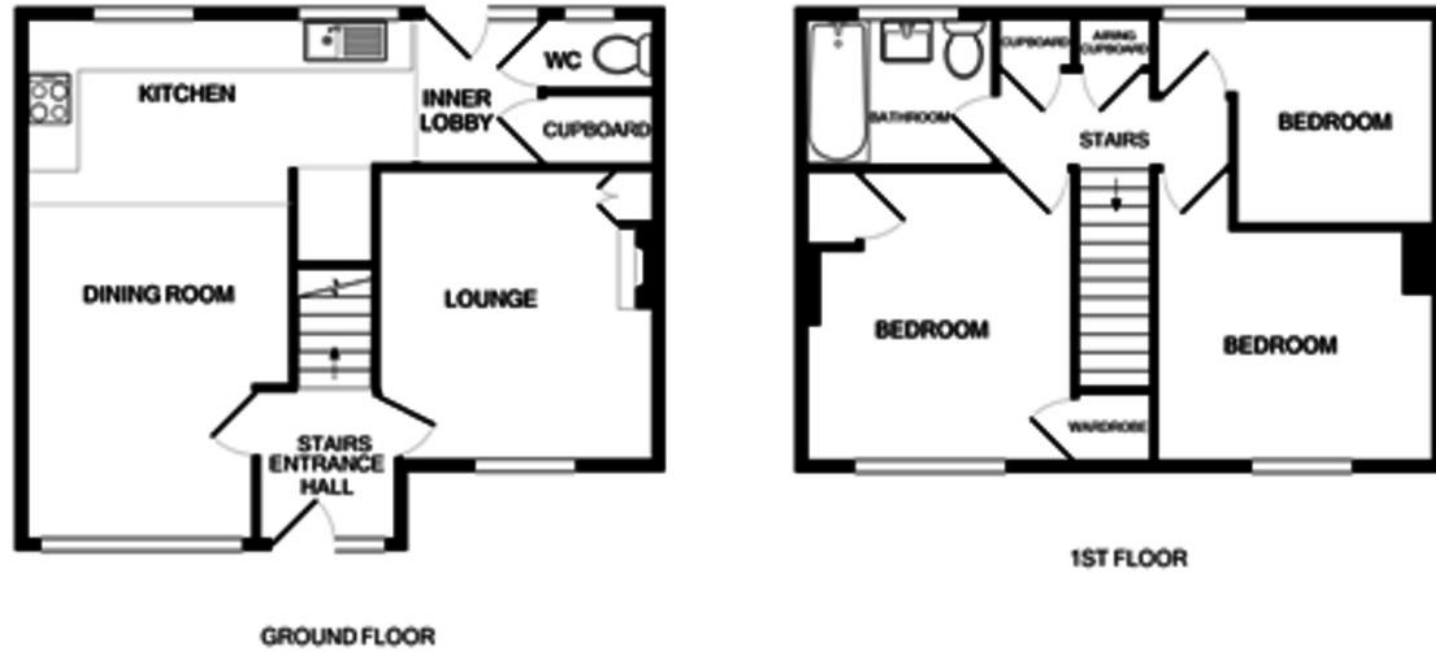
Post Code – CO10 8NU

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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81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
6 King Street, Sudbury, Suffolk, CO10 2EB  
Tel: 01787 468400  
Email: sudbury@bychoice.co.uk

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## Westfield | Clare | CO10 8NU

£300,000

A three bedroom end of terrace home located on Westfield, a popular road within the historic market town of Clare. Boasting a cosy sitting room, large L shaped kitchen/dining room, ground floor w/c, and a first floor bathroom. With front and rear gardens as well as potential for off street parking to the rear.

- Three Bedrooms
- Cosy Sitting Room
- Kitchen/Dining Room
- Ground Floor WC
- Family Bathroom
- Front & Rear Gardens
- Potential To Add Off Road