

Summary

A beautiful four bedroom detached home in the highly sought after small market town of Clare. The property boasts generous living space with a large kitchen and L shaped lounge/diner. Three bedrooms and bathroom are located to the first floor with the master bedroom and ensuite to the top floor. Externally the property has ample parking to the front, and a beautifully landscaped terraced garden to the rear.

Description

Approximate Room Sizes

THE PROPERTY As you step through the entrance door, the warm embrace of the hallway unfolds, revealing the key features of this residence.

The ground floor seamlessly connects various living spaces, starting with the efficiently designed kitchen. Bathed in natural light from the double glazed bay window overlooking the front aspect, the kitchen boasts a tasteful arrangement of fitted wall and base level units. The workspace incorporates a sink and drainer, with ample room for appliances, including an under-counter washing machine and dishwasher. Furthermore, the kitchen offers space for a range-style oven with an extractor hood fitted over and an American-style fridge freezer.

Adjacent to the kitchen, an open-plan sitting/dining room unfolds, forming a beautifully designed L-shaped space. Two double glazed patio doors lead out to the rear garden, seamlessly blending indoor and outdoor living.

Ascending the stairs to the first floor, discover three well-appointed bedrooms. Two of these are generously sized double bedrooms, each featuring built-in wardrobes. The bathroom on this floor is complete with a panelled bath, shower attachments, a close-coupled w/c, and a pedestal wash hand basin.

The pinnacle of the property awaits on the top floor, where the master

bedroom takes center stage. Enhanced by a double glazed bay window offering rear views, this private retreat includes its own ensuite with a shower, close-coupled w/c, and sink.

Outside, the property boasts ample off-road parking to the front, ensuring convenience for residents and guests alike. The rear garden unfolds in three distinct areas, beginning with a patio wrapping around the property. A second patio, enclosed by wrought iron fencing, provides an ideal space for entertaining. The upper tier features a small patio surrounded by mature flower beds and an established tree in the corner. A timber shed adds practicality, and a vegetable/flower patch runs the length of the property, all enclosed by wood panel fencing.

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.

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.

AGENTS NOTE Tenure - Freehold

Services - Gas Central Heating, Mains Water & Drainage

Council Tax - Band D

EPC - Awaiting EPC

KITCHEN 15' 8" x 9' 7" (4.78m x 2.92m)

SITTING ROOM 11' 3" x 17' (3.43m x 5.18m)

DINING ROOM 7' 11" x 8' 9" (2.41m x 2.67m)

BEDROOM TWO 12' 6" x 10' 8" (3.81m x 3.25m)

BEDROOM THREE 10' x 9' 9" (3.05m x 2.97m)

BEDROOM FOUR 8' 4" x 6' 11" (2.54m x 2.11m)

BATHROOM 6' 4" x 6' 9" (1.93m x 2.06m)

BEDROOM ONE 18' 3" x 13' 9" (5.56m x 4.19m)

ENSUITE 9' 4" x 3' 10" (2.84m x 1.17m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Gas, Water, Electricity

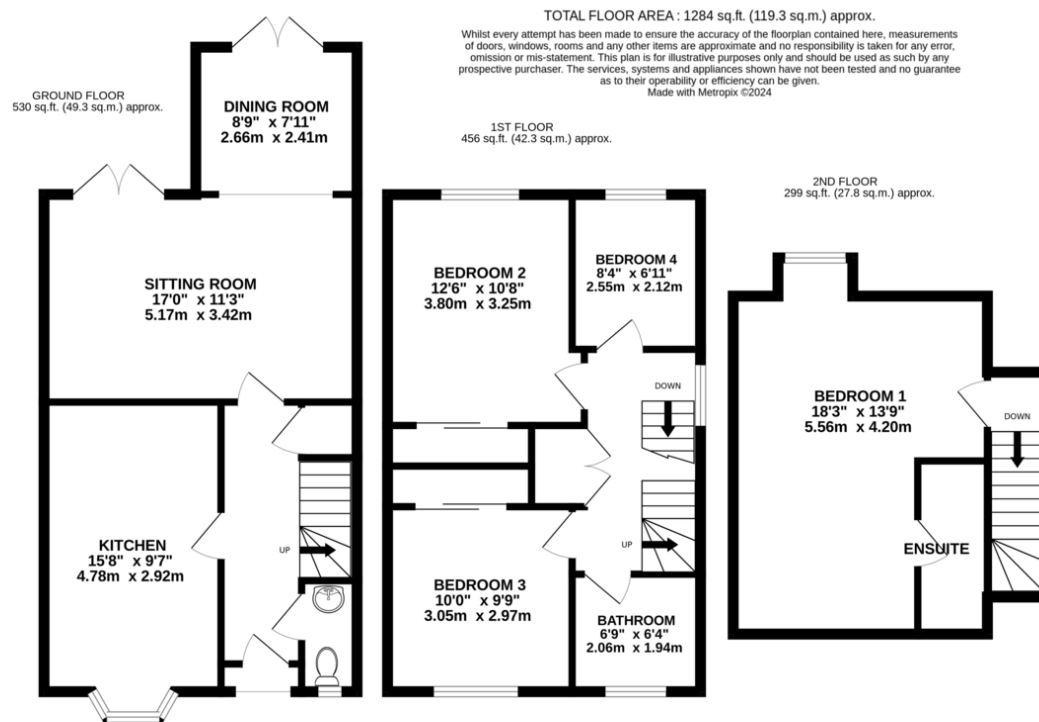
Post Code – CO10 8PH

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400

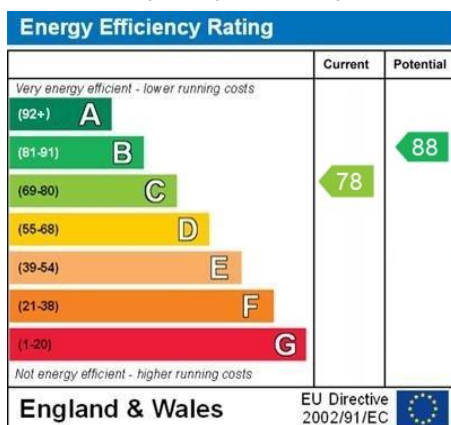




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Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Cavendish Road | Clare | CO10 8PH

£400,000

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- Four Bedrooms
- Kitchen With Bay Window
- L Shaped Sitting/Dining Room
- Family Bathroom
- Master Bedroom With Ensuite
- New Windows Fitted May 2023
- Ample Off Road Parking