

Description

THE PROPERTY As you step through the front door, you're greeted by a welcoming entrance hall, complete with a staircase leading to the first-floor landing. To your left, a cosy sitting room awaits, boasting a front-facing window that floods the space with natural light. A focal point of this room is the inviting fireplace with an inset multi Fuel burner, perfect for cosy evenings in. A doorway leads seamlessly into the spacious kitchen/dining room, where ample windows offer picturesque views of the rear aspect. The kitchen is equipped with fitted units, complemented by generous work surfaces, an inset sink, and provisions for modern appliances. Adjacent to the kitchen lies a versatile study, featuring a rear aspect window and a Velux window in the ceiling, ideal for a home office or creative space. Completing the ground floor accommodation is a well-appointed bathroom, featuring a side aspect window and a suite comprising a panelled bath, shower cubicle, close-coupled w/c, wash hand basin, and bidet.

Ascending to the first floor, you'll find a spacious landing with access to the bedrooms, each offering a peaceful retreat. Bedroom one enjoys front aspect views and the added convenience of an ensuite bathroom, featuring a corner shower

cubicle, close-coupled w/c, and wash hand basin. Bedrooms two and three overlook the rear aspect, providing tranquil vistas of Clare church.

Externally, this property offers a delightful front garden, providing ample off-road parking and convenient side access to the rear garden. The rear garden is generously sized, predominantly laid to lawn, and enclosed by wood panel fencing, ensuring privacy and security. Notably, the rear garden also benefits from vehicular access, providing additional off-road parking options.

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.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating

Post Code – CO10 8PG

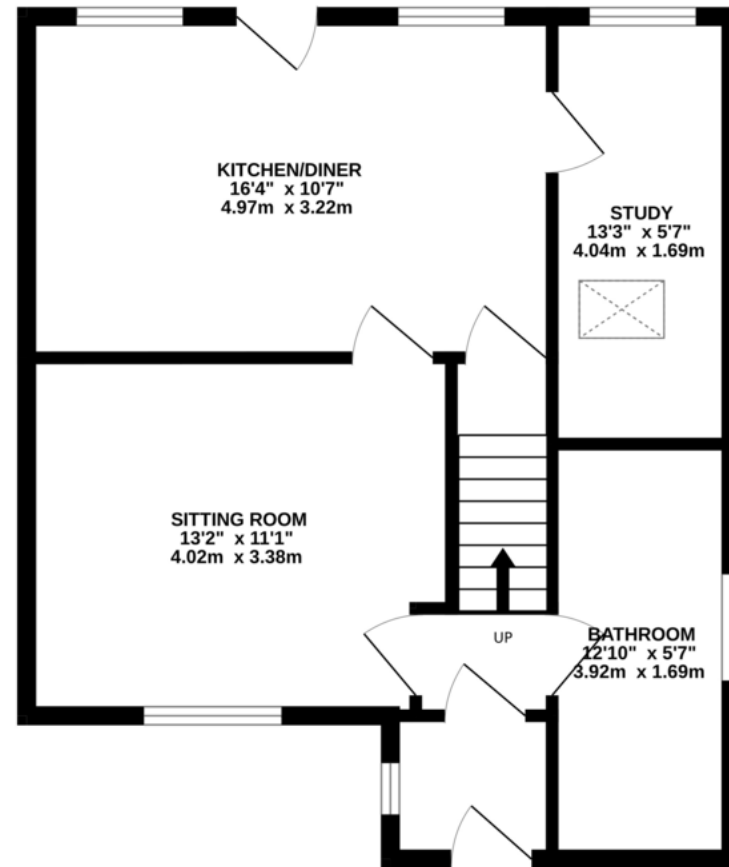
Viewings by appointment

Bychoice Estate Agents

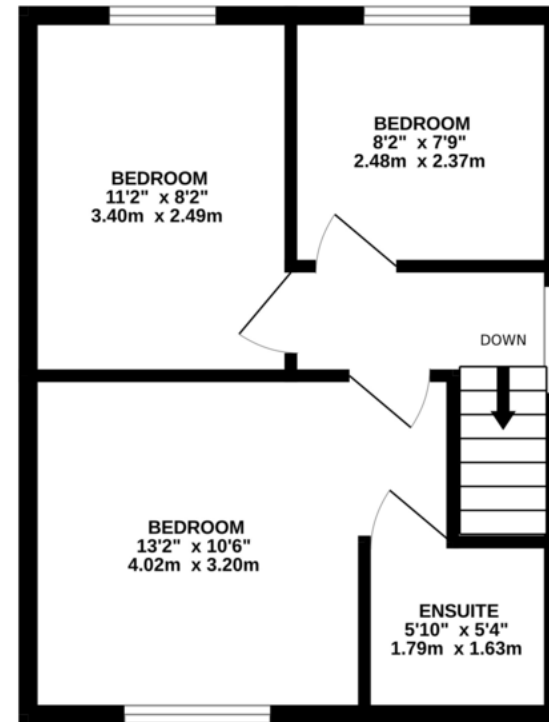
Tel: 01787 468400



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Awaiting EPC



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Highfield | Clare | CO10 8PG

A three bedroom semi detached home located within a sought after area of the historic market town of Clare. Boasting a sitting room, kitchen/dining room, study, ground floor bath/shower room, ensuite to master bedroom, large rear garden and ample off road parking. Short walk to Clare Castle Park and town centre. No Onward Chain.

Offers In Excess Of £300,000

- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Study
- Bath/Shower Room
- Ensuite
- Large Rear Garden