



£275,000

Nethergate Street, Clare, Sudbury, Suffolk





## THE PROPERTY

This beautifully renovated Grade II listed cottage blends period charm with modern comfort. The inviting sitting room features an exposed inglenook fireplace with an oak beam mantle, a handcrafted seating area, and space for both dining and living. A front-facing window fills the room with natural light, while a staircase leads to the first floor. An oak door opens into the kitchen/breakfast room, which boasts exposed timbers, fitted units, an inset sink, integrated appliances, and a utility area housing a gas boiler, washing machine, and fridge/freezer. A stable door leads to the peaceful courtyard garden.

Upstairs, solid oak doors with Suffolk latches open to two charming bedrooms and a stylish bathroom with a bath, shower, and built-in storage. The principal bedroom overlooks historic Maltings Lane, while the second bedroom enjoys exposed timbers and a rear-facing window. Traditional column radiators feature throughout.

The rear courtyard garden is an enclosed retreat, perfect for al fresco dining.

## THE LOCATION

Clare is a picturesque Suffolk market town known for its historic timber-framed buildings, Clare Castle, and vibrant community. It offers boutique shops, cafés, schools, and healthcare facilities. Clare Country Park provides scenic walks and leisure opportunities along the River Stour.

For further amenities, Sudbury is just 7 miles away, while Bury St. Edmunds is 20 miles, offering cultural attractions, shopping, and dining.





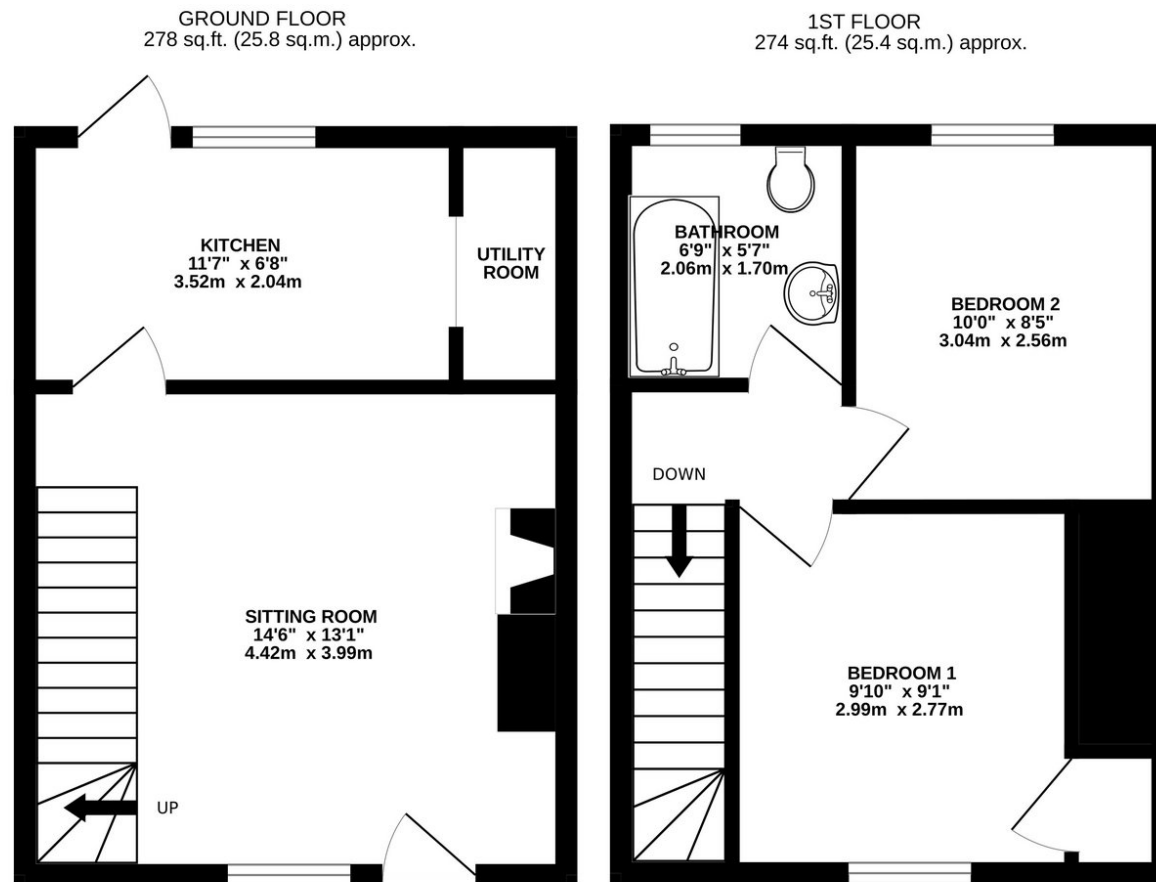












**TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.**

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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Council & Council Tax Band – West Suffolk  
Council - Band B

Tenure – Freehold

Broadband – Superfast broadband  
available with download speeds of up to  
80mbps and upload speeds of up to  
20mbps)

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

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

Property Construction – Timber frame and  
plaster

Rights and Restrictions – We understand

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS