



**£370,000**

Gilbert Road, Clare, Sudbury, Suffolk





#### The Property

This 4-bedroom detached home offers comfort and style, though some areas need modernisation.

The ground floor features a spacious hall, a bright sitting room with a bay window, fireplace, and conservatory access, a dining room with a bay window and serving hatch, a well-equipped kitchen with garden access, and a W/C.

Upstairs, four generous bedrooms provide comfortable living. The master and second bedrooms face the front, while the third and fourth overlook the garden, with bedroom three featuring a built-in wardrobe. The family bathroom includes a bath with an overhead shower.

The enclosed rear garden has multiple access points. The front includes a well-maintained garden, off-road parking, and a single garage.

#### The Location

Located in the historic market town of Clare, Suffolk, this home enjoys a peaceful setting with preserved timber-framed buildings and Clare Castle. The town offers local shops, cafes, schools, and healthcare facilities, plus scenic Clare Country Park.

Nearby Sudbury and Bury St. Edmunds providing additional amenities.







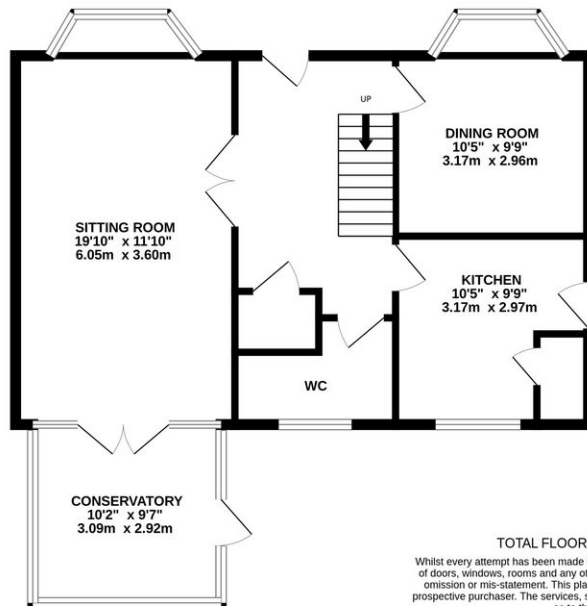




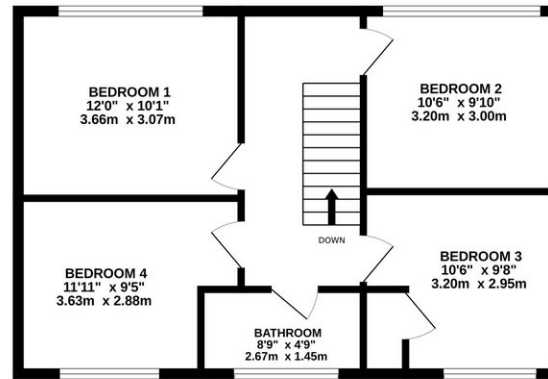




GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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 – Band D -West Suffolk Council

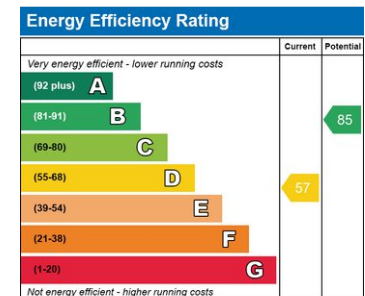
Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

Property Construction – Standard Brick Construction

Planning Permissions and Development Proposals – Land to the rear being developed



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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