



£325,000

Callis Street, Clare, Sudbury, Suffolk



The Property

This charming three-bedroom home is full of character, boasting period features throughout. The hallway leads to a welcoming sitting room with a fireplace and large front-facing window. A discreet door provides cellar access for extra storage. The dining room, also featuring a fireplace and storage, offers a cosy yet practical space.

The kitchen includes fitted worktops, an inset sink, and a rear-facing window. A door leads to the ground-floor WC, utility room, and rear garden.

On the first floor, bedroom one features a fireplace, storage, and a large window, while bedroom two also includes built-in storage. The bathroom offers a bathtub with overhead shower, sink, toilet, and heated towel rail. The second floor houses a spacious third bedroom filled with natural light.

Outside, the private rear garden blends patio and lawn, while on-street parking is available at the front.

The Location

Clare, a picturesque Suffolk market town, boasts timber-framed buildings and the historic Clare Castle. It offers shops, cafes, schools, and healthcare facilities. Clare Country Park provides scenic trails, a play area, and picnic spots. Sudbury (7 miles) and Bury St. Edmunds (20 miles) offer additional amenities.









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

Tenure – Flying Freehold

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 & Vodaphone. (Ofcom data)

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

Property Construction – Mix Construction,
Timber Frame Mainly

Rights and Restrictions – Grade Two Listed.
Conservation Area. Neighbor Right Of Access
From 8 & 7. There is side access over the
neighboring land to access their garden and has
vehicle access but no parking.

Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6, King Street, Sudbury, Suffolk, CO10 2EB

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