



**£360,000**

Snow Hill, Clare, Sudbury, Suffolk





### The Property

Upon entering, you're welcomed by an entrance hall leading to all ground floor rooms. The bright kitchen benefits from natural light, multiple windows, and direct access to the rear garden. It features a stylish tiled splashback, generous worktop space, and integrated appliances including a dishwasher, oven, hob, extractor, and inset sink.

The living room is spacious and well-lit, enhanced by an adjoining sun room that floods the area with light and provides a second garden access. A charming fireplace creates a cosy focal point. A ground floor W/C and hallway storage cupboard add further convenience.

Upstairs are three bedrooms. Bedrooms one and two are good-sized doubles, while bedroom three is ideal as a nursery, guest room or home office. Bedrooms one and three include built-in wardrobes. The family bathroom is fully tiled and fitted with a bath and shower over, WC, and basin.

Externally, the property enjoys a generous rear garden with pleasant views and side access.

### The Location

Clare is a picturesque Suffolk market town with a rich heritage and welcoming community. Its character is reflected in the historic timber-framed buildings and the ruins of Clare Castle. The town centre offers independent shops, cafés, and amenities, including schools and healthcare facilities.

Clare Country Park and the River Stour provide lovely green spaces, ideal for walks and family outings. Nearby towns such as Sudbury (7 miles) and Bury St. Edmunds (20 miles) offer further shopping, dining, and leisure opportunities.





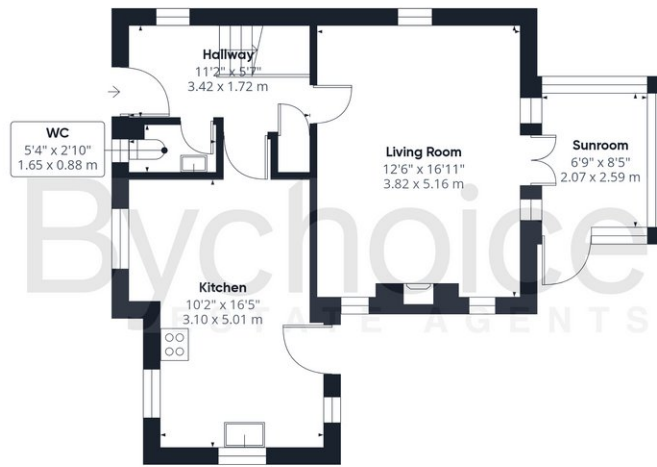




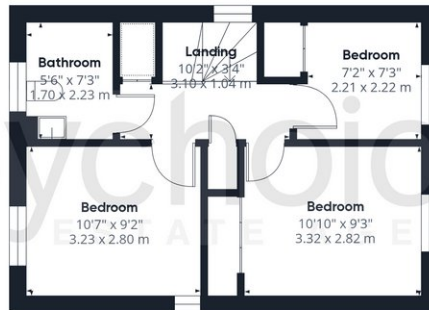








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

907.1 ft<sup>2</sup>  
84.27 m<sup>2</sup>

**Reduced headroom**

0.14 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council & Council Tax Band – Band E -  
West Suffolk District Council

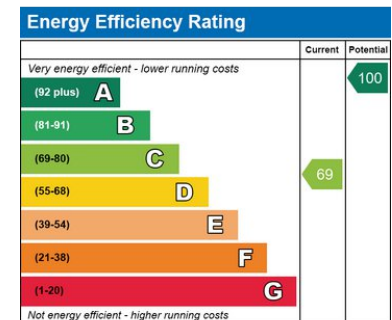
Tenure – Freehold

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 & Vodafone.  
(Ofcom data)

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

Property Construction – Standard Brick  
Construction



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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.

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