



Offers In Excess Of £375,000

Highfield, Clare



THE PROPERTY

Set behind a dropped kerb with a paved driveway providing ample off-road parking, this well-presented family home enjoys views over a large greensward to the front and a private, unoverlooked garden to the rear.

The front door opens into a welcoming hallway with stairs rising to the first floor and a door to the sitting room and openings into the kitchen and dining room. The dining room sits to the front with a feature fireplace and large bay window, while the rear-facing sitting room enjoys a wood-burning stove and views over the garden.

The kitchen is fitted with white wall and base units, worktops, inset sink with drainer, space for cooker with extractor above and fridge freezer. A door leads to under-stairs pantry/storage and a rear window brings in natural light. The kitchen flows into an inner hallway offering further access to the front and rear, leading into a utility room with base units and space for white goods, dishwasher to remain. A ground floor WC and storage cupboard complete the ground floor.

Upstairs, there are three bedrooms. The master overlooks the rear and features built-in wardrobes and twin windows. Bedroom two also offers twin windows to the front, and bedroom three looks out over the rear garden. The family bathroom includes a panelled bath with shower over, WC, basin with vanity, heated towel rail, and a front-facing window.

The rear garden is mainly laid to lawn with flower beds, a paved patio, timber sheds and vegetable patch, all enclosed for privacy and enjoying a secluded, unoverlooked aspect backing onto Clare Country Park.

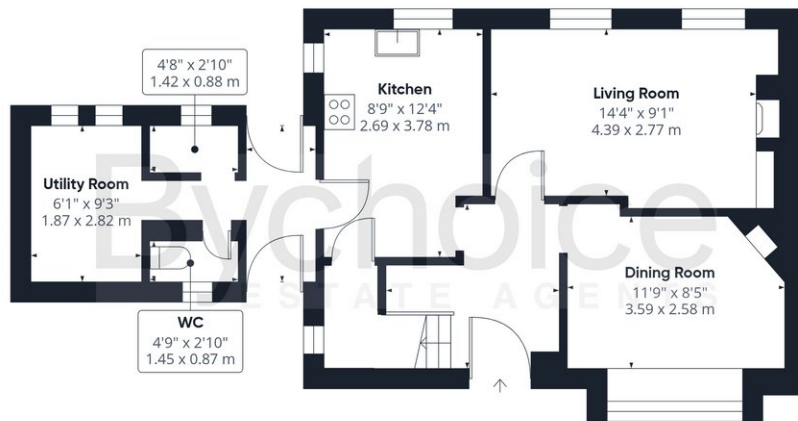
THE LOCATION

Clare is a charming Suffolk market town offering historic character, independent shops, cafes, schools, healthcare, and green spaces including Clare Castle and Country Park. Sudbury is approx. 7 miles away, with Bury St Edmunds around 20 miles, offering wider amenities.

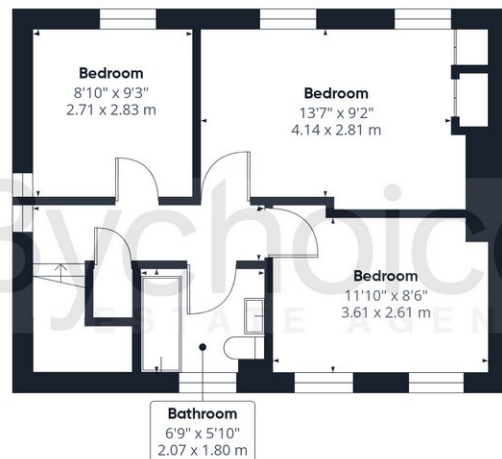








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
991 ft²
92.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

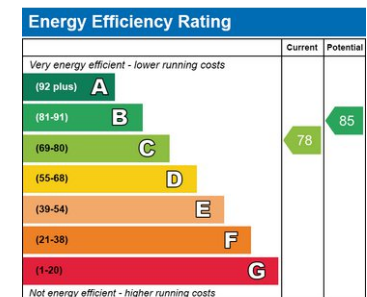
Tenure – Freehold

Broadband – Ultrafast broadband with
downloads speeds of up to 1800 Mbps and
upload speeds of up to 1000 Mbps (Ofcom
data)

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

Utilities – Mains Water, Mains Electric,
Mains Drainage, Gas Heating, Solar Panels
owned outright with a feed in tariff
producing a passive income

Property Construction – Standard Brick



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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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