



Offers In Excess Of £360,000

Hill Terrace, Clare



THE PROPERTY

Offered with no onward chain, this three-bedroom home features a spacious layout ideal for family living. The entrance hall provides access to both reception rooms and the staircase to the first floor.

At the front, the sitting room and living room benefit from large windows that flood the space with natural light. The living room also includes a charming feature fireplace.

The kitchen provides ample worktop space, storage, an inset sink, and space for white goods. It connects to a bright sunroom that opens to the rear garden – perfect for enjoying the warmer months.

Upstairs, there are three well-sized bedrooms. Bedrooms one and two benefit from built-in wardrobes, while the third offers versatility as a guest room or home office. The family bathroom includes a bath, pedestal sink, and WC.

Outside, the property enjoys a good-sized rear garden with a shed, side access, a garage, and off-road parking.

THE LOCATION

Clare is a picturesque Suffolk market town steeped in history and character. Known for its timber-framed buildings and the historic Clare Castle, the town blends heritage charm with modern convenience.

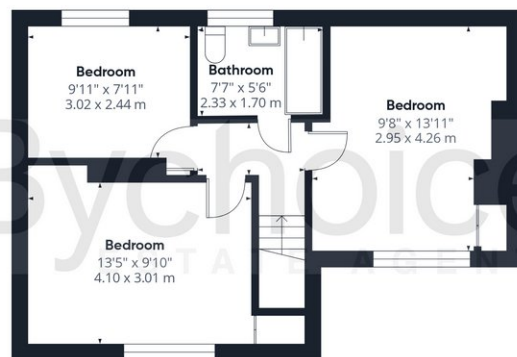
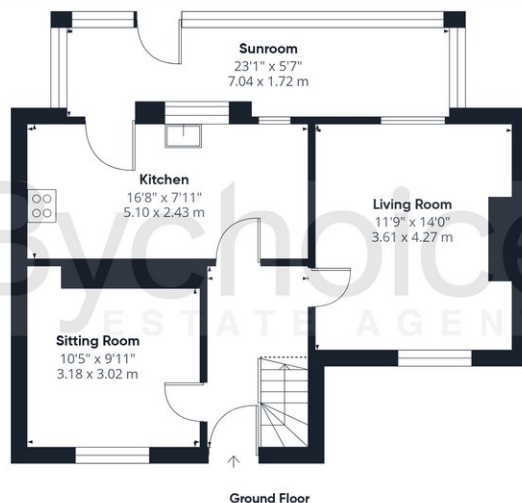
Local amenities include independent shops, cafes, and boutiques, alongside schools and healthcare services – all set within an attractive countryside setting. Clare Country Park, with its riverside walks and play area, is a short stroll away.

Well-connected yet peaceful, Clare is just 7 miles from Sudbury and around 20 miles from Bury St Edmunds, providing easy access to additional shopping, dining, and leisure options.









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Approximate total area⁽¹⁾

1041 ft²
96.8 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 C -
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 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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