



**£850,000**

Hermitage Meadow, Clare



## THE PROPERTY

This substantial four-bedroom detached home is set within the highly regarded market town of Clare and is offered with no onward chain.

The spacious entrance hall provides access to all principal ground floor rooms, creating a practical layout and stairs leading to the galleried landing. The kitchen breakfast room offers generous worktop and storage space, with integrated appliances including an oven, hob with extractor, microwave and dishwasher. To the rear is space for dining and benefits from a log burner, ideal for everyday family living the room offers views to both the front and rear of the property. A separate utility room provides further storage and direct access to the rear garden.

The dining room sits to the front of the property and enjoys excellent natural light, while the main living room is equally bright, featuring a large fireplace and access to a dedicated office, ideal for home working. The living room also opens to the rear garden and into the sunroom, offering an additional relaxing space.

Upstairs, the bedrooms are all well-proportioned and situated off the galleried landing. The principal bedroom benefits from a dressing room and en suite bathroom, while a second bedroom also enjoys an en suite shower room, both rooms enjoy viewings to the rear. There is also versatile loft room with windows to both sides, this space is currently used as storage

Outside, the rear garden is large and private, with patio seating, a covered entertaining area with Palazzetti fireplace, and a stream in the far end of the garden. To the front is ample parking, a double garage and a separate office above.

## THE LOCATION

Clare is a charming Suffolk market town, rich in history and surrounded by countryside. The town offers a range of independent shops, cafés, schools and healthcare facilities, along with the historic Clare Castle and Clare Country Park, which is within walking distance. Sudbury is approximately 7 miles away, with Bury St Edmunds around 20 miles, providing further amenities.

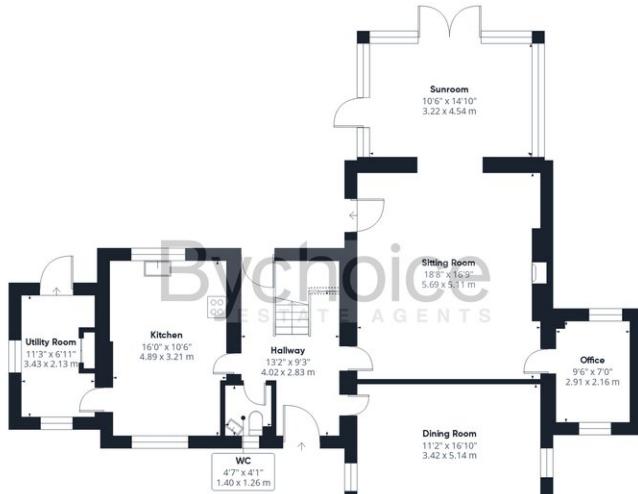




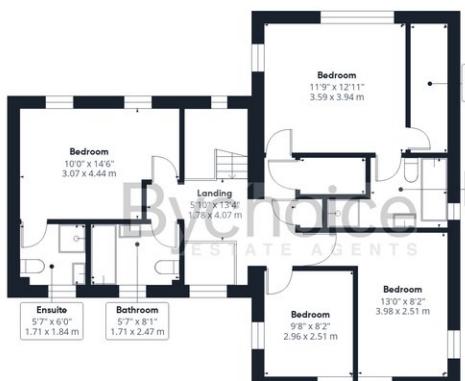








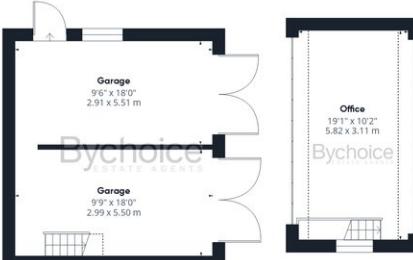
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

2770 ft<sup>2</sup>  
257.4 m<sup>2</sup>

Reduced headroom

124 ft<sup>2</sup>  
11.5 m<sup>2</sup>

(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 F -  
West Suffolk Council

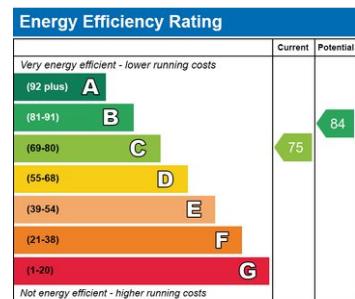
Tenure – Freehold

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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