



Offers in excess of £350,000
Highfield, Clare



THE PROPERTY

This well-presented home features an inviting entrance porch, which leads to a ground floor W/C with pedestal sink and toilet. Off the hallway is a practical laundry room, and a versatile space currently used as an office/play area, which could easily be converted into a cosy sitting room.

The spacious open-plan kitchen and dining area is equipped with an oven, hob, extractor fan, inset sink, and ample storage and worktop space. A tucked-away section of the dining area is ideal for additional white goods. Natural light flows into the living room, which has bi-fold doors opening to the rear garden.

Upstairs, there are three double bedrooms. The main bedroom includes a built-in wardrobe, while the second bedroom has the added benefit of an en-suite with a shower, sink, and toilet. The family bathroom is fitted with a bath, toilet, and a sink with built-in storage.

The rear garden offers a generous blend of patio and lawn, perfect for relaxing and entertaining, along with a shed for extra storage. At the front, the property has ample off-road parking.

THE LOCATION

Clare, located in Suffolk, is a charming market town with a rich history and a wealth of local amenities. Surrounded by the scenic Suffolk countryside, it offers a peaceful, desirable environment to live.

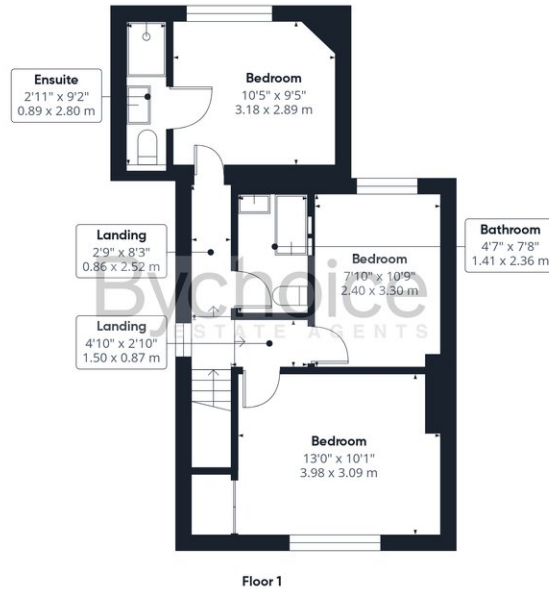
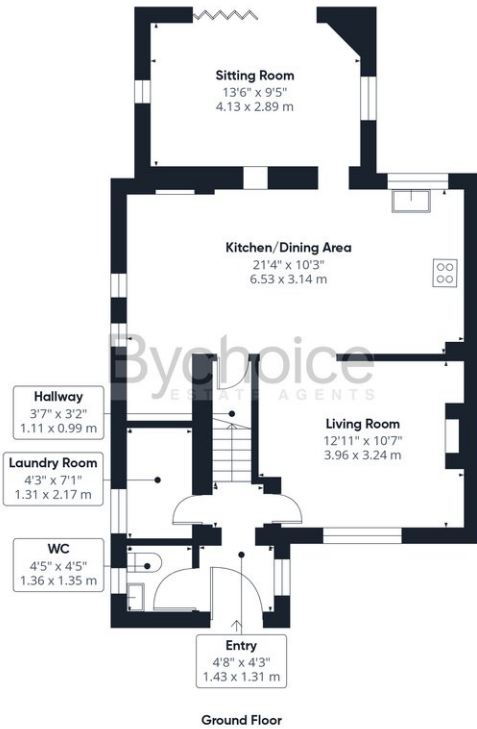
The town's historic character is highlighted by timber-framed buildings and Clare Castle, a Norman motte-and-bailey fortress. Clare also offers a variety of local shops, cafes, and boutiques, along with schools and healthcare facilities.

Outdoor enthusiasts will enjoy Clare Country Park, which offers walking trails, a play area, and picnic spots along the River Stour. For additional amenities, Clare is a short drive from larger towns such as Sudbury and Bury St. Edmunds, both offering more shopping, leisure, and healthcare options.









Approximate total area¹⁾

1033 ft²
96 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 E -
West Suffolk District Council

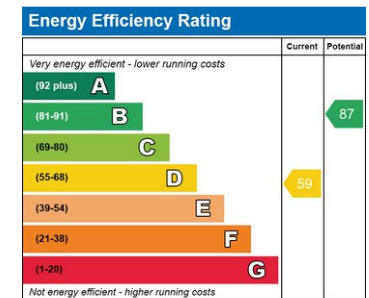
Tenure – Freehold

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.