



Asking Price £325,000

Highfield, Clare, Sudbury, Suffolk



The Property

Occupying a convenient position within easy walking distance of the historic market town of Clare, this well-presented three-bedroom semi-detached home offers versatile accommodation, making it an ideal first-time purchase, investment opportunity or family home.

The accommodation begins with an entrance hall leading through to a comfortable living room, providing a welcoming space for everyday living benefiting from a log burner. To the rear of the property, the spacious kitchen/dining room offers excellent room for both cooking and entertaining, with direct access to the garden creating a sociable and practical layout.

A useful study on the ground floor provides flexibility for those working from home, alternatively lending itself to use as a hobby room or playroom. The ground floor also benefits from a family bathroom.

On the first floor, the property offers three bedrooms, bedroom one has the added advantage of an en-suite shower room. Two further bedrooms are served by the remaining accommodation with views over the rear garden.

Outside

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, together with an electric vehicle charging point.

The enclosed rear garden is predominantly laid to lawn and enjoys a good degree of privacy. Immediately adjoining the property is a patio terrace, creating an ideal space for outdoor dining, entertaining and relaxing during the warmer months. The garden is further enhanced by a mature specimen tree, established planting and a useful timber shed providing additional storage. The property benefits from side access.

The property enjoys a sought-after location within walking distance of Clare's excellent range of amenities, including independent shops, cafés, public houses and picturesque countryside walks, viewing is highly recommended.

THE LOCATION









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

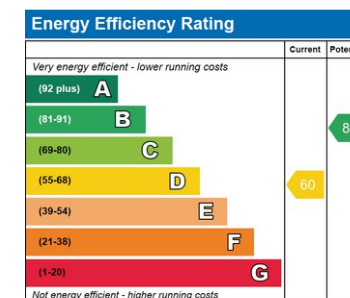
Tenure – Freehold

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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