

## Summary

A beautifully presented three-bedroom detached family home enjoying an outlook over a large, picturesque, greensward. Benefiting from a GARAGE & OFF ROAD PARKING to the rear of the property, a modern kitchen/diner, sitting room, ground floor wc with utility area, three double bedrooms and ensuite to the master bedroom. A short walk to the centre of Clare which boasts the Castle Country Park, Co-Op, Schools, doctors surgery and a plethora of independent shops and cafes.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Entrance door into entrance hall, doors off to kitchen/diner, sitting room, wc/utility room. Stairs ascending to first floor landing.

**WC/UTILITY AREA** Double glazed window to rear, close coupled w/c, wash hand basin with taps over, space and plumbing for washing machine and tumble dryer.

**SITTING ROOM 19' 7" x 11' 10" (5.97m x 3.61m)** Double glazed bay window to front, double glazed patio doors into rear garden.

**HALLWAY** Side hallway provides access to both the front and rear gardens, lighting and power for further white goods.

**KITCHEN/DINER 19' 10" x 10' 6" (6.05m x 3.2m)** Double glazed bay window to front overlooking the greensward, double glazed window to rear, door to side hallway. The modern fitted kitchen comprises matching wall and base level units with work surfaces over, incorporating an inset one and a quarter bowl sink with mixer tap over and drainer to side, induction hob with extractor fan over, chest level double electric oven, space for fridge/freezer, space and plumbing for dishwasher. Door to cupboard. Breakfast bar. Space for a dining table.

**LANDING** Doors off to bedrooms and bathroom.

**BEDROOM 13' 9" x 10' 7" (4.19m x 3.23m)** Double glazed window to front. Door to ensuite shower room.

**SHOWER ROOM 10' 6" x 5' 9" (3.2m x 1.75m)** Double glazed window to rear. Large shower suite with wall mounted shower and glass shower screen, wall mounted wash hand basin with taps over, close coupled w/c, door to cupboard.

**BEDROOM 11' 11" x 10' 3" (3.63m x 3.12m)** Double glazed window to front.

**BEDROOM 11' 10" x 9' 5" (3.61m x 2.87m)** Double glazed window to rear.

**BATHROOM** Double glazed window to rear, panelled bath with shower attachment and shower screen over, pedestal wash hand basin with taps over, close coupled wc.

**OUTSIDE** The property benefits from views over a greensward to the front, the front garden is predominately laid to lawn with mature flower beds and a path leads to the front door.

The rear garden commences with a paved patio area, the remainder is predominately laid to lawn and enclosed by wood panel fencing. There is a path leading to the service door to the rear of the garage, access to the rear parking area is gained via the garage. There is ample tandem parking spaces to the front of the garage.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

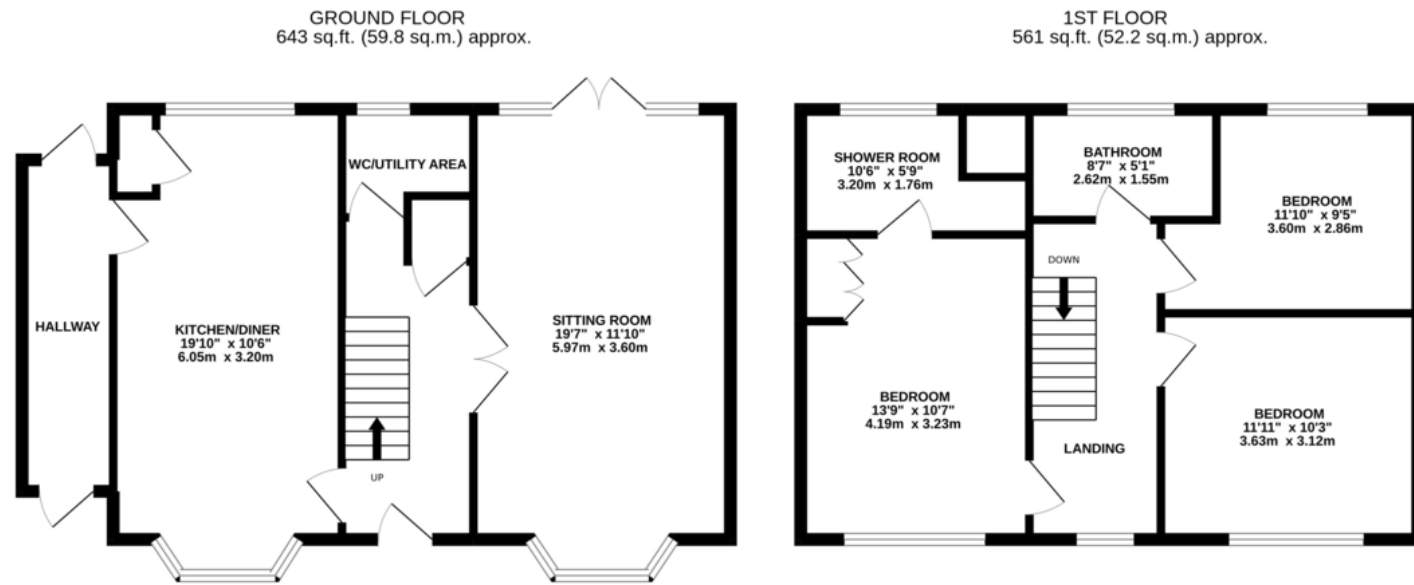
Tenure – Freehold

Services – Gas Central Heating, Water, Electric, Mains Drainage

Post Code – CO10 8RG

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





**TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC



**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Acre Walk | Clare | CO10 8RG

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**£465,000**

- Three Double Bedrooms
- Ensuite To Master Bedroom
- Modern Fitted Kitchen/Diner
- Sitting Room
- W/C With Utility Area
- Family Bathroom
- Garage & Off Road Parking