

Description

THE PROPERTY This extended detached three-bedroom home, nestled within the highly-regarded 'Heights' development, presents an exciting opportunity for modernisation and personalisation. The extension to the rear of the property has created a spacious third reception room, complete with doors that open out into the garden. Its detached status and wrap around gardens offers additional privacy and potential to create a truly unique and customised living space.

Upon entering, you will find three generously sized reception rooms, making it easy to create the perfect setting for gatherings with family and friends. The kitchen has fantastic potential, overlooking the rear garden it could be opened up into the dining room to create an open plan family space.

For added convenience, there is a ground floor shower room, perfect for quick refreshment after outdoor activities. Upstairs, you'll find a spacious first-floor bathroom.

One of the standout features of this property is the wrap-around gardens, providing ample space for outdoor relaxation, gardening, and recreation. The double garage and off-road parking ensure that your vehicles are safely and conveniently accommodated.

Additionally, this property comes with the added benefit of 'no onward chain,' making the transition into your new home even smoother.

THE LOCATION Clare, located in Suffolk, is a charming market town with a rich history and an abundance of amenities that caters well for residents. Nestled in the picturesque Suffolk countryside, Clare offers a serene and peaceful environment, making it a desirable place to live.

One of the town's standout features is its well-preserved historic character. Clare boasts a wealth of timber-framed buildings dating back centuries, giving it a distinctive and timeless atmosphere. The town is also home to Clare Castle, a Norman motte-and-bailey castle that adds to its historical allure.

In terms of amenities, Clare provides a range of local shops, boutiques, and cafes that line its picturesque streets. You'll find everything from antique shops to artisanal bakeries, making it a delightful place for shopping and indulging in local treats. The town also offers schools and healthcare facilities, ensuring residents have access to essential services right within their community.

Clare's welcoming community spirit is further complemented by its green spaces and recreational opportunities. Clare Country Park is a beautiful place to unwind, offering walking trails, a play area, and picnicking spots along the River Stour. This natural oasis is a popular destination for families and nature enthusiasts alike.

For those seeking larger town amenities, Clare is conveniently located within a short drive of larger Suffolk towns. Sudbury, known for its market, historic architecture, and a variety of shops and restaurants, is approximately 7 miles away. Bury St. Edmunds, a market town renowned for its cultural attractions and shopping, is around 20 miles from Clare. These towns provide additional shopping, healthcare, and leisure options to complement Clare's more intimate offerings.

Overall, Clare, Suffolk, offers a harmonious blend of historical charm and modern convenience. With its preserved heritage, local amenities, and proximity to larger towns, it appeals to those who appreciate a quaint, picturesque setting without sacrificing access to essential services and cultural experiences. If you are considering Clare as a place to live, you'll find it to be a delightful and idyllic corner of Suffolk.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – Gas Central Heating, Mains Water & Electric

Post Code – CO10 8QH

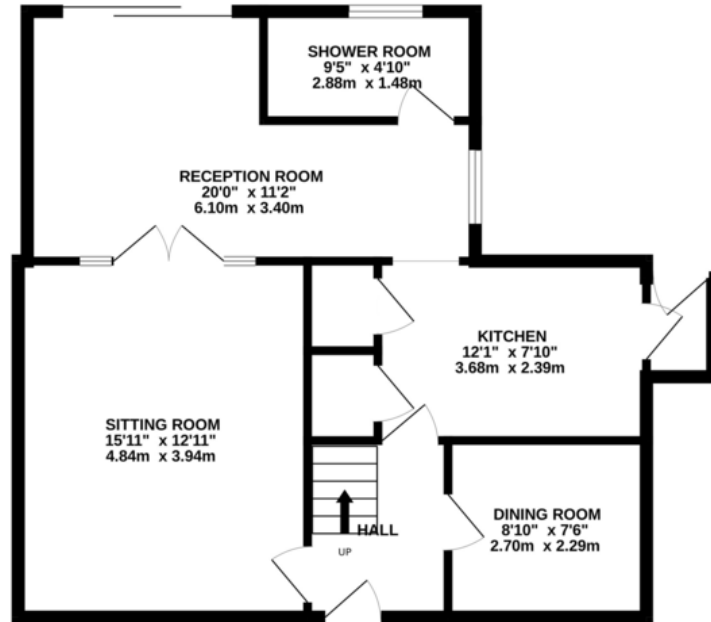
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



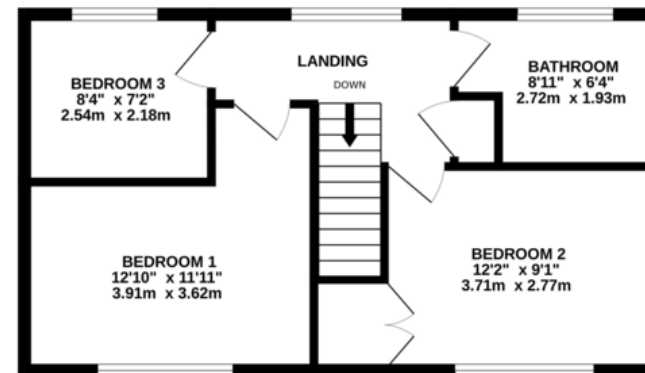
GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.7 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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1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



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Awaiting EPC

Contact Details
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Hertford Road | Clare | CO10 8QH

A three bedroom home situated on a corner plot within the highly regarded 'Heights' development. Boasting three reception rooms, kitchen, shower room and bathroom. Wrap around gardens, double garage and off road parking. Short walk to Clare common and town centre where you will find ample amenities.

Guide Price £375,000

- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Wrap Around Gardens
- Double Garage & Parking