

Description

Approximate Room Sizes

THE PROPERTY The property begins at the small front garden, enclosed by a quaint low-level brick wall. The entrance porch welcomes you with a door leading into the bright and airy sitting room.

The sitting room boasts a double glazed window to the front, providing picturesque views overlooking the Clare playing field. An open layout seamlessly connects the sitting room to the dining room, creating a spacious and versatile living area. Ascend the stairs to the first floor landing, where you'll discover two tastefully appointed bedrooms.

Bedroom one is a tranquil retreat featuring built-in wardrobes and a double glazed window framing scenic views of the Clare playing fields. Meanwhile, bedroom two also offers built-in wardrobes and a double glazed window with captivating vistas of Clare Castle Park. The well-appointed bathroom on this floor features a panelled bath with taps and a shower attachment, a close-coupled w/c, and a pedestal wash hand basin. Natural light streams in through the double glazed window to the rear, creating a serene ambiance.

The dining room seamlessly flows into the well-equipped kitchen, adorned with fitted wall and base level units, complemented by sleek work surfaces. The kitchen is a culinary haven, complete with an inset sink, integrated oven, and ample space for a

washing machine and fridge/freezer. Enjoy the view of the garden and Clare Castle Park beyond through the double glazed window.

Step outside to the rear courtyard garden, a private oasis enclosed by wood panel fencing. A gate leads to the parking area, providing convenient spaces for two cars. The tranquility of this home is complemented by its proximity to nature, with Clare Castle Park just beyond your backyard, creating a perfect balance between urban living and natural serenity.

Don't miss the opportunity to make this property your home – a harmonious blend of comfort, style, and a connection to the beauty of Clare's surroundings.

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 11 miles away. Bury St. Edmunds, a market town renowned for its cultural attractions and shopping, is around 16 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 – B

Tenure – Freehold

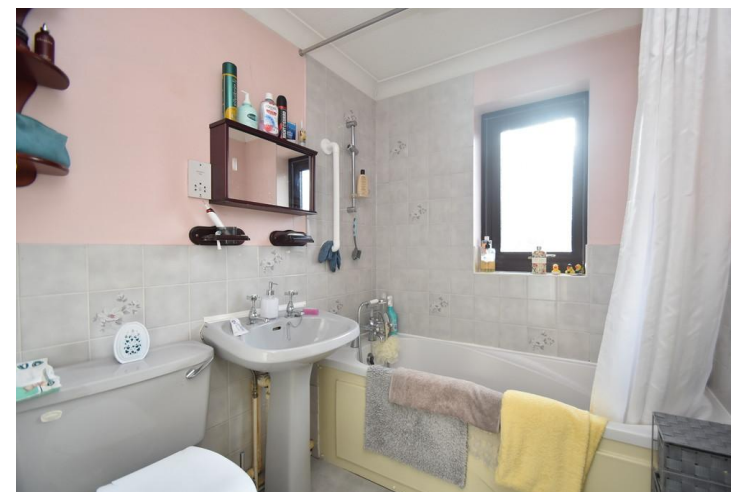
Services – Gas Central Heating, Mains Water & Drainage

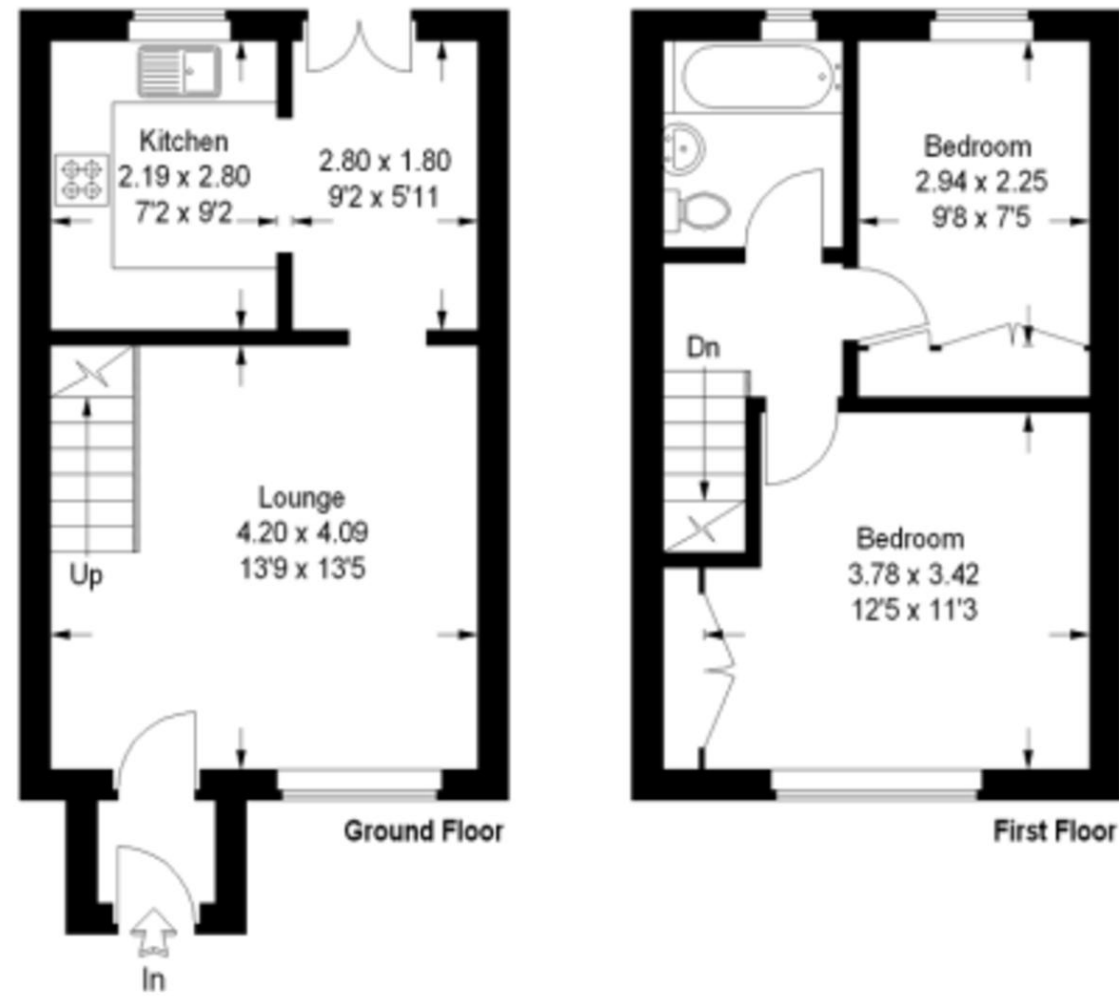
Post Code – CO10 8PH

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Park View | Cavendish Road | CO10 8PH

£280,000

A two bedroom mid terraced home located in the highly sought after market town of Clare. With stunning views over Clare playing fields to the front and Clare castle park to the rear. Benefiting from a sitting room, dining room, kitchen, first floor bathroom and allocated parking. NO ONWARD CHAIN.

- Two Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- First Floor Bathroom
- Allocated Parking
- Stunning Views To Front & Rear