

Description

Approximate Room Sizes

THE PROPERTY Charming period cottage with a host of original features, located in a picturesque village setting. The inviting sitting room greets you with its sash window, brick fireplace with inset wood burner, and exposed beams, creating a cosy and welcoming atmosphere. A door leads to a convenient storage cupboard, and an opening seamlessly connects to the kitchen.

The kitchen, with its window and door to the rear garden, features white base units complemented by a wood effect worktop and a practical sink/drain unit.

The spacious bedroom is thoughtfully divided into two distinct areas, featuring original exposed studs. Sash windows at both the front and rear allow for plenty of natural light. The bedroom also provides access to an airing cupboard and the bathroom.

The bathroom is equipped with a panelled bath and shower, a close-coupled WC, a pedestal wash hand basin, and a chrome heated towel rail radiator. A window to the rear ensures good ventilation.

Outside, the front garden is beautifully maintained with a pathway leading to the entrance door, surrounded by shrubs and a lawn area, all enclosed by a low-level brick wall.

The enclosed back garden features a brick-built outbuilding with plumbing for a washing machine and

additional white goods. The garden also includes a patio area and a lawn, with a gate providing side access, all enclosed by a brick wall.

Planning Permission:

The property has approved planning permission for the replacement of the outbuilding and an extension to the internal living accommodation. Further details are available in branch.

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.

AGENTS NOTE Council & Council Tax Band – Band A - West Suffolk Council

Tenure – Freehold

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outdoor with EE, Three, O2 & Vodaphone. (Ofcom data)

SITTING ROOM 16' 6" (max) x 11' 1" (5.03m x 3.38m)

KITCHEN 7' 4" x 5' 2" (2.24m x 1.57m)

BEDROOM 16' 5" x 14' 4" (5m x 4.37m)

BATHROOM 8' 3" x 4' 1" (2.51m x 1.24m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – A

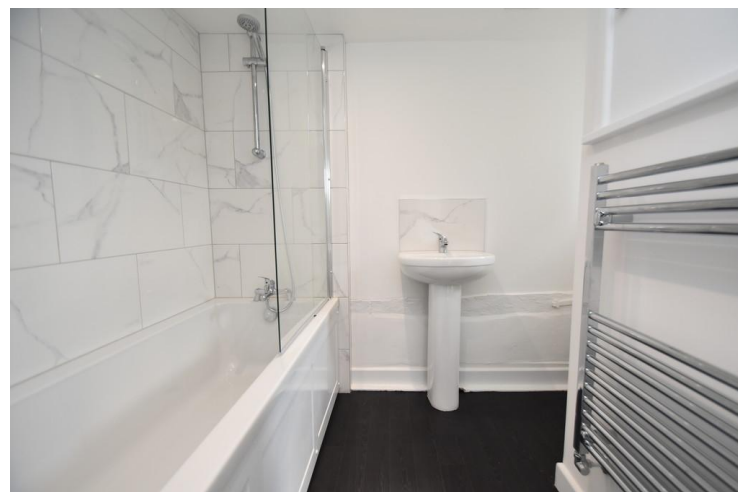
Tenure – Freehold

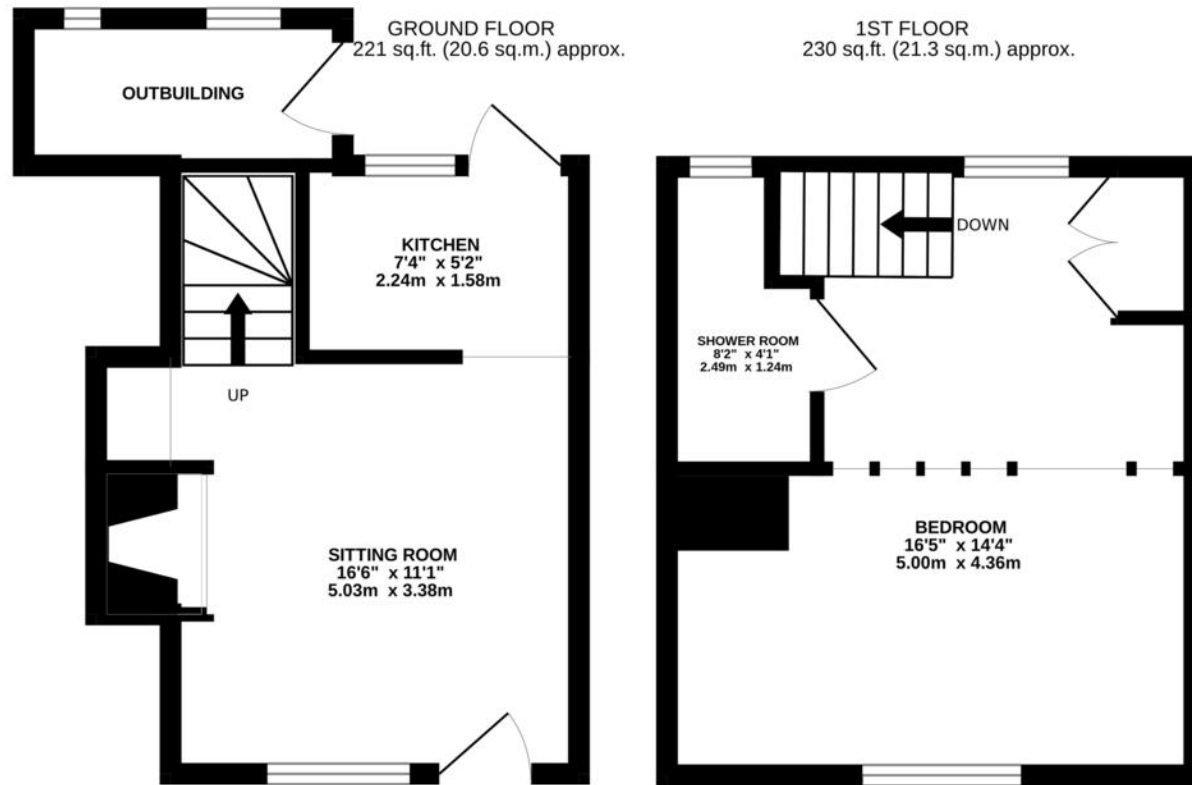
Post Code – CO10 8QD

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 451 sq.ft. (41.9 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

Bridewell Street | Clare | CO10 8QD

£197,500

A recently renovated grade II listed cottage located in the highly sought after market town of Clare. The property enjoys beautiful views over Clare Common and is just a short walk to the town centre. Further benefiting from front & rear gardens, sitting room with fireplace, kitchen, bedroom with ensuite bathroom and outbuilding.

- One Bedroom Cottage
- Sitting Room With Fireplace
- Views Over Clare Common
- Bathroom
- Exposed Beams
- Close to Clare Town Centre
- Front & Rear Gardens