



**9 Highfield  
Clare, Suffolk**

**DAVID  
BURR**

# 9 Highfield, Clare, Sudbury, Suffolk CO10 8PG

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A nicely presented three bedroom semi-detached property with the benefit of off road parking for several vehicles and rear garden situated within walking distance of the town centre.

## A semi-detached property with the added benefit of gardens and off-road parking situated within walking distance of the town centre.

Entrance into:

**ENTRANCE HALL** With stairs to the first floor and rooms off:

**SITTING ROOM** A light room with outlook to the front aspect, featuring a wood burner set within a brick fireplace and stone hearth.

**KITCHEN/BREAKFAST ROOM** Sympathetically presented with a range of wall and base units under worktop with ceramic sink and drainer inset. Integrated appliances include a dishwasher, freestanding Leisure electric cooker and space and plumbing for a washing machine, whilst there is plenty of room for kitchen table and chairs. With views looking out towards Clare Castle.

**UTILITY/STUDY** A good space for storage leading through to the downstairs bathroom.

**BATHROOM** Featuring a panelled bath with mixer tap and shower attachment over, WC, pedestal wash hand basin, tiled splash backs and radiator.

### First Floor

**LANDING** With outlook to the side aspect and access to the roof space.

**BEDROOM 1** A spacious double room with fitted wardrobes and a further double wardrobe and outlook to the front aspect. **En-Suite** Stylishly fitted with a WC, shower cubicle, vanity sink unit, heated towel rail and part tiled walls.

**BEDROOM 2** A spacious double room with outlook to rear aspect.

**BEDROOM 3** Another double room with storage cupboard and outlook to the rear aspect.

### Outside

The property is approached via a paved driveway providing parking for several vehicles, a gated side access leads to the rear garden with an extensively paved dining terrace adjacent a traditional lawn with flower borders and garden shed.

**TENURE:** Freehold.

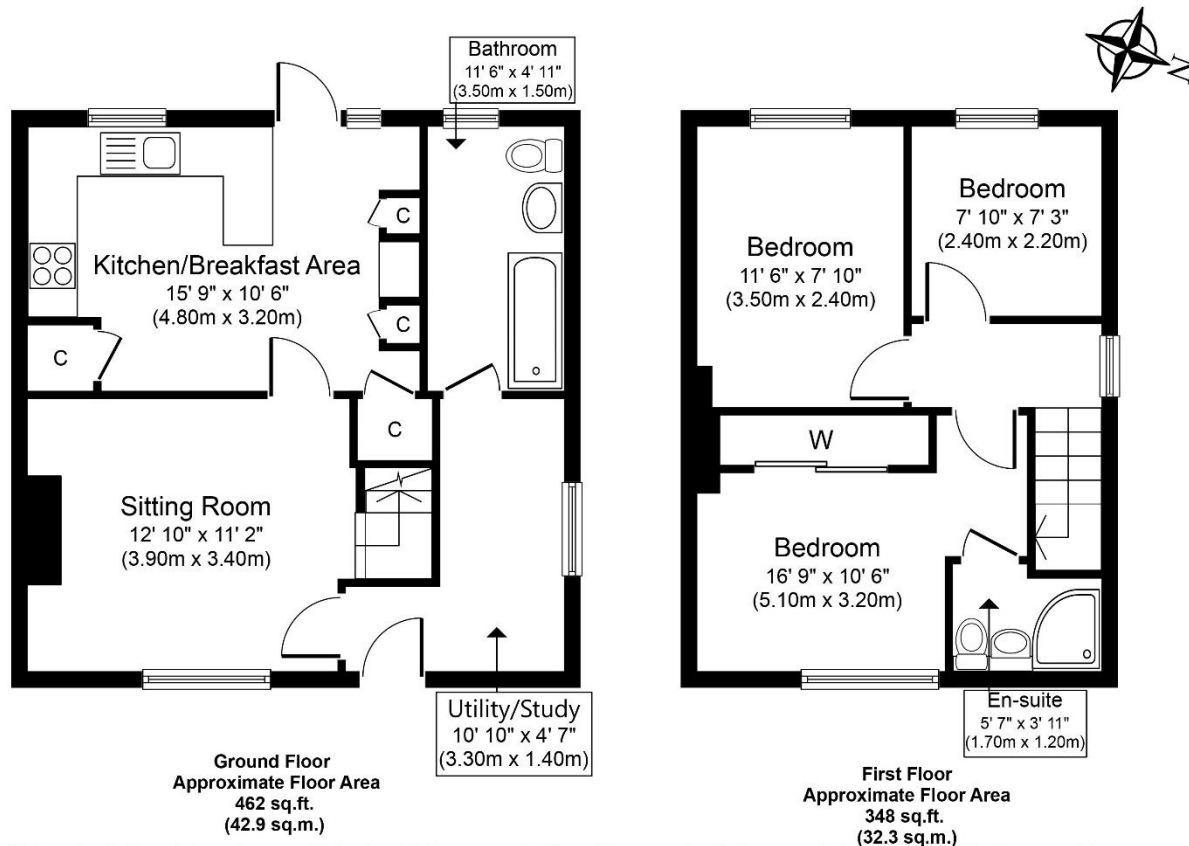
**SERVICES:** Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: B. £1,621.22 per annum.

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**EPC RATING:** TBC.

**VIEWING:** Strictly by prior appointment through DAVID BURR.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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