



Thomas House
6 Nethergate Street, Clare, Suffolk

**DAVID
BURR**



Thomas House, 6 Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

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 church. 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.

This exceptional Grade II Listed period home is situated in a sought after location in the heart of Clare. The property has been extensively updated in recent years to create a stylish and comfortable home finished to a particularly high standard retaining many original period features with a bespoke kitchen, luxurious bathrooms and an enclosed rear garden.

An exceptional Grade II Listed townhouse in the heart of Clare.

Entrance into:

ENTRANCE HALL With exposed floorboards, stairs rising to the first floor and a door leading to the **Cellar**.

SITTING ROOM A charming room featuring a woodburning stove with ornate surround, decorative cornice, ceiling rose and window shutters.

DINING ROOM A delightful room featuring a woodburning stove set within a brick fireplace with display cabinets to both sides, panelled walls and window shutters.

KITCHEN/BREAKFAST ROOM A welcoming room showcasing further period features with a herringbone brick floor, exposed timbers and brickwork, glazed door leading to the garden. The kitchen is extensively fitted with a range of bespoke units under wooden worktops with a 1.5 bowl ceramic sink inset. Appliances include an integrated fridge/freezer, secondary fridge, oven with grill, dishwasher and five ring gas hob with pantry cupboard and cupboard housing the boiler. Underfloor heating.

SNUG Featuring bespoke bookcases and outlook over the rear garden.

STUDY With a built-in desk and shelving, exposed floorboards and external door onto Nethergate Street. Underfloor heating.

REAR LOBBY With herringbone brick floor, plumbing for a washing

machine and door to the garden.

SHOWER ROOM With WC, wash basin and tiled shower cubicle.

CELLAR A tanked dry cellar currently used as a wine store.

First Floor

The landing features exposed wooden floorboards and doors to:

BEDROOM 1 A delightful room featuring Jacobean styled panelling, ceiling rose, window shutters and a double wardrobe. **En-Suite** Luxuriously fitted with a classically styled white suite comprising a WC, wash basin, freestanding roll top bath with ball and claw feet and shower attachment over and fitted cupboards.

BEDROOM 2 Another spacious double room with fitted wardrobe, cast iron fireplace and window shutters.

BEDROOM 3 Another spacious double room with exposed studwork and outlook over the rear garden.

SHOWER ROOM Tastefully fitted with a white suite comprising a WC, wash basin, tiled shower cubicle, heated towel rail and cupboards.

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Outside

The rear garden is paved for low maintenance and enjoys a great deal of privacy ideal for entertaining with raised beds and a useful garden store.

SERVICES: Main drains, electricity and gas-fired heating.

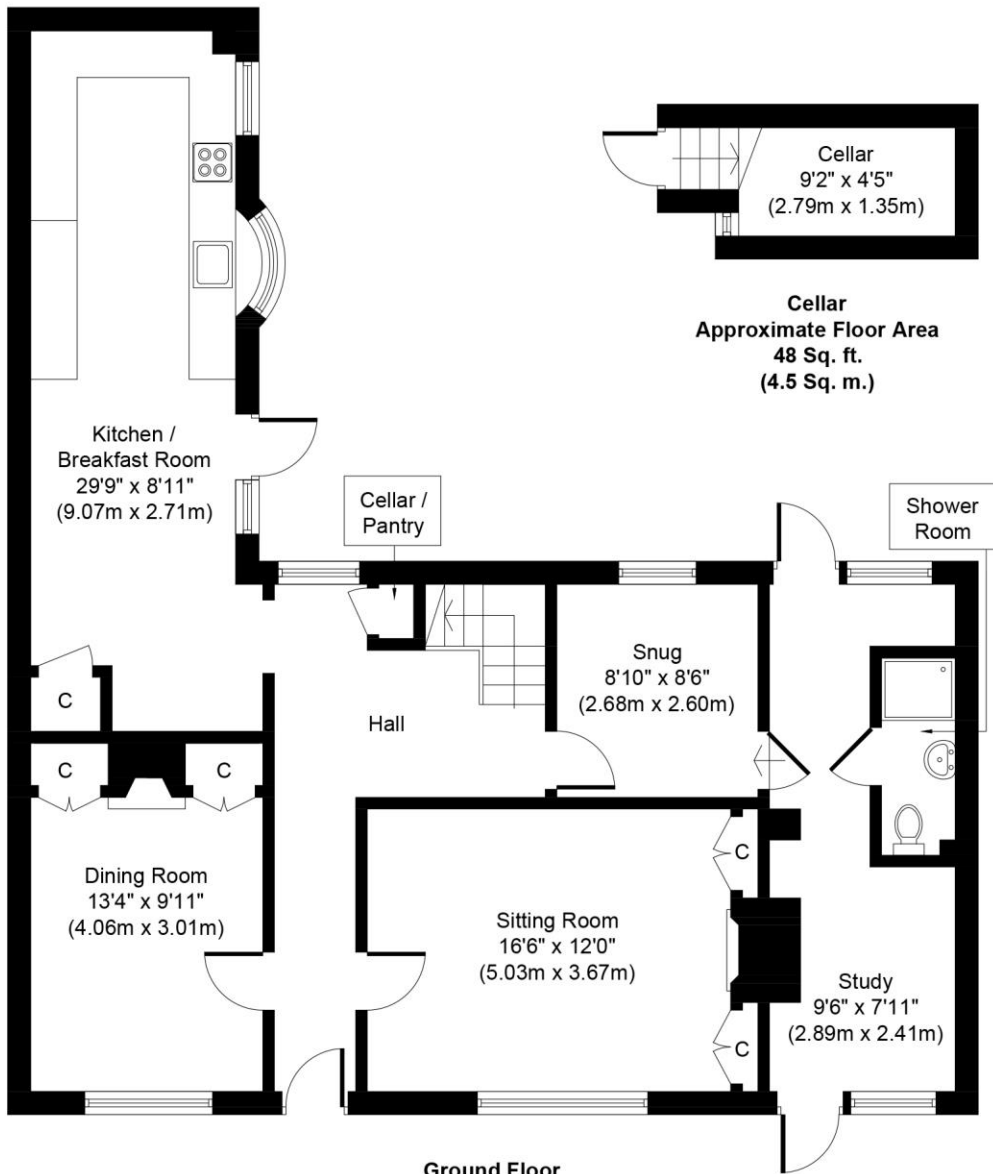
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233

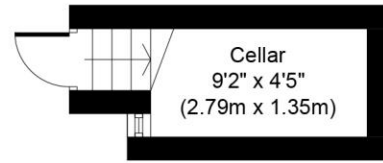
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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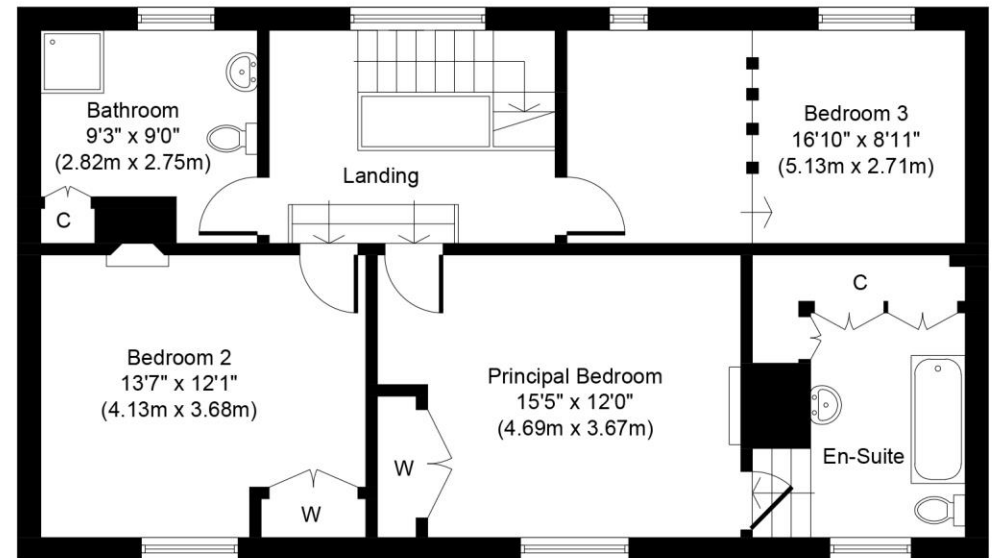




Ground Floor
Approximate Floor Area
1009 Sq. ft.
(93.7 Sq. m.)



Cellar
Approximate Floor Area
48 Sq. ft.
(4.5 Sq. m.)



First Floor
Approximate Floor Area
840 Sq. ft.
(78.0 Sq. m.)

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. 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.

