



6 BOAT HOUSE MEWS
Clare, Suffolk

Carter Jonas

6 BOAT HOUSE MEWS NETHERGATE STREET CLARE, SUFFOLK CO10 8NG

- Long Melford 7 Miles
- Sudbury 9 Miles
- Bury St Edmunds 15 miles
- Cambridge 24 miles

Period architectural styling · Pleasant light and airy accommodation · Downstairs cloakroom · Attractive sitting room · Fitted kitchen/dining room · Three bedrooms (one with en-suite) · Family bathroom · Southeast facing enclosed garden · Off road parking · Village centre position EPC rating C

DESCRIPTION

Built in 2008 to a traditional design following local vernacular styling, the first impressions of 6 Boat House Mews from an external appraisal, with its steep pitched roofline is reminiscent of a central hall with adjoining cross wing, akin to the majority of the properties in the historic heart of Clare. Providing stylish well-proportioned accommodation displaying a numbers of attractive characteristics, the house is presented in excellent order, offers all of the comforts and convenience of modern 21st Century living, and an internal inspection is unreservedly recommended to appreciate the qualities of the home on offer.

AN EXCELLENT WELL-PRESENTED MODERN HOME DESIGNED WITH VERNACULAR STYLING, 'TUCKED AWAY' IN A QUIET CUL-DE-SAC ON THE PERIPHERY OF THE HISTORIC HEART OF CLARE AND WITH THE RARE BENEFIT OF OFF-ROAD PARKING



OUTSIDE

To the rear of the house the enclosed garden benefits from the afternoon sun and provides a pleasant degree of seclusion. 6 Boat House Mews benefits from private parking area for two cars.

LOCATION

Boat House Mews occupies a super position in the historic core of the town within walking distance of the excellent range of everyday amenities Clare has to offer. Appearing in the Domesday book of 1086 as 'Clara' this picturesque former medieval market town possibly derives from the 'clear' nature of the Chiltern stream as it flowed through the town. Today Clare has a thriving community with a good range of facilities including supermarket, butchers, schooling, restaurants, historic inns, country park and the magnificent parish Church of St Peter & St Paul. The town sits on the south Suffolk border approximately fifteen miles south of Bury St Edmunds and the nearby market town of Sudbury provides a further range of amenities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.
Gas fired central heating to radiators

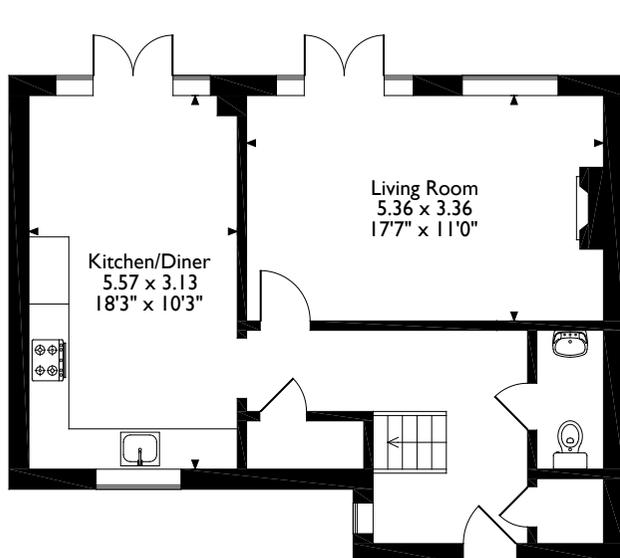
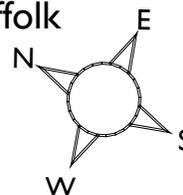
Local Authority: West Suffolk BAND E

Viewings: By appointment with Carter Jonas
Tel: 01787 882881

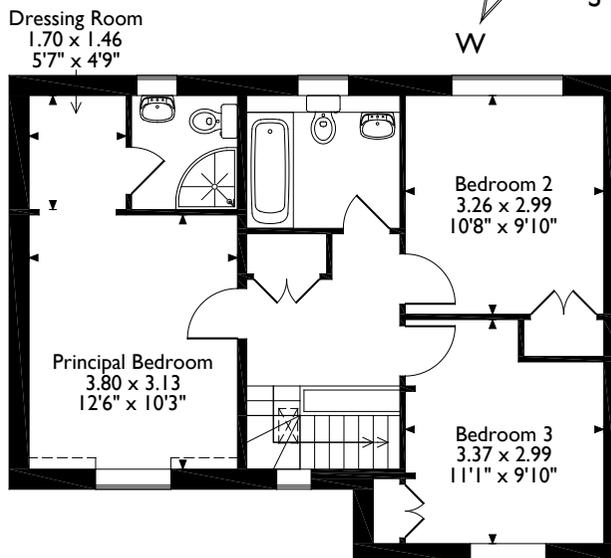
What3Words: ///takers.gums.nuptials



6 Boat House Mews, Nethergate Street Clare, Sudbury, Suffolk
 Approximate Gross Internal Area
 104 Sq M / 1120 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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