



Rock Estates

10a High Street

Clare, Sudbury, CO10 8NL

Guide price £225,000



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## 10a High Street

Clare, Sudbury, CO10 8NL

- Two double bedrooms
- Spacious reception room
- Close to local amenities
- Fitted wardrobes
- Off road parking
- Central location
- Modern flat design
- Courtyard Garden
- Perfect for professionals
- Charming town centre flat



Nestled in the heart of Clare, this charming two-bedroom flat offers a delightful blend of comfort and convenience. The property is perfectly situated off the picturesque High Street, providing easy access to local amenities, shops, and eateries.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The natural light that floods this area creates a warm and inviting atmosphere. The flat features two double bedrooms, each with a double fitted wardrobe. Each room offers a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximise space and functionality, making it suitable for both individuals and small families.

The bathroom is modern and well-appointed, ensuring that your daily routines are both comfortable and efficient. Living in this town centre location means you can enjoy the vibrant community of Clare, with its rich history and charming surroundings. You're just a stones throw from a local coffee shop offering fresh coffee and tasty pastries.

This property is an excellent opportunity for those seeking a convenient lifestyle in a picturesque setting. This flat is sure to impress with its prime location and appealing features. Do not miss the chance to make this delightful apartment your new home.



**Front**  
Brick paved driveway providing off road parking.

**Kitchen/ Dining/ Living Space**  
18'4" x 12'10" (5.60 x 3.93)  
The open plan, kitchen/ dining and living space is filled with natural light and offers well proportioned living spaces. Leading through to the kitchen/breakfast room it benefits from a range of wall and floor units and drawers, an inset stainless steel sink and integrated appliances such as a fridge/freezer, dishwasher and washer dryer with an electric oven and a four ring hob. Oak effect laminate flooring. Sash window to front. Radiator. Coving.

**Bedroom One**  
10'11" x 10'4" (3.33 x 3.17)  
Sash window to front. Oak effect flooring. Built in wardrobe. Coving. Radiator.

**Bedroom Two**  
10'10" x 9'4" (3.31 x 2.86)  
Sash window to rear. Built in wardrobe and cupboard. Oak effect flooring. Coving. Radiator.

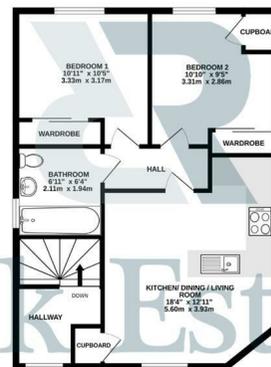
**Bathroom**  
6'11" x 6'4" (2.11 x 1.94)  
Sash window to side. Shower cubicle. Low level W.C. Storage cupboard with inset basin and mixer tap with tiled splash back. Bidet. Part tiled walls. Oak effect flooring. Coving.

**Courtyard Garden**  
Private courtyard garden with gated access. Predominantly paved for ease of maintenance, enjoying a south-westerly aspect.

**Agents Note**  
We have been advised by the vendor that there are no service charges associated with the property.  
The owners of Flat 10 and 10a are the leaseholders and both are responsible for any maintenance costs.

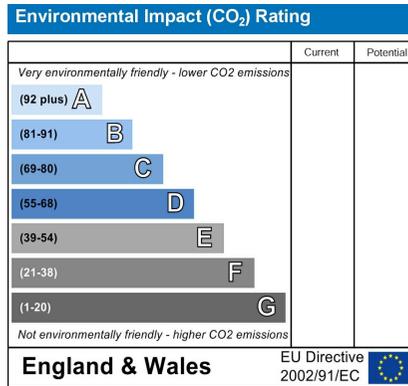
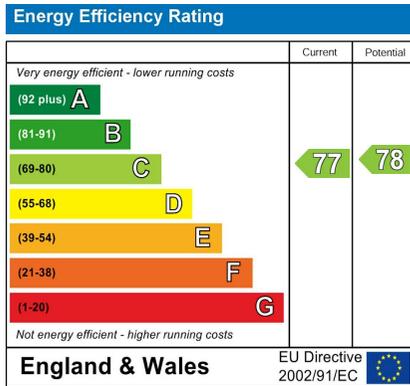
## Floor Plan

GROUND FLOOR



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## Energy Efficiency Graph



## Area Map



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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