



4 Boat House Mews Nethergate Street, Clare

Offers Over £400,000

LEE WILKINSON

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4 Boat House Mews Nethergate Street, Clare

Lee Wilkinson Estate Agents are pleased to offer for sale this well presented, three bedroom family home close to Clare town centre. Boat House Mews is a lovely small development, 'tucked away' but yet still close to the heart of Clare, a beautiful small Town in the heart of the Suffolk countryside, and within walking distance of the towns pubs, shops and other independent small businesses. This property, benefits from a private rear garden, plus, residents have access to a communal boathouse and waterside area. Views to the rear aspect of Clare castle and easy pedestrian access into the country park, this really is a great location. The property is sold with no onward chain. Clare offers great access to local Towns including Sudbury, Bury St Edmunds and Haverhill as well as the City of Cambridge slightly further afield all providing a vast array of facilities.

Property Ref; LW0712





Kitchen/Diner

4.16m max x 4.74m max (13'7" x 15'6")

Fitted with an extensive range of wall and base units with complementary worksurface and upstand. Large ceramic sink and drainer inset with mixer tap over. Neff oven, four ring hob and extractor, with tiled splashback. Integral fridge/freezer and dishwasher. Space for large family table and additional sofa/furniture, making this a great social space. Large window to front aspect.

Sitting Room

3.37m x 4.75m (11'0" x 15'7")

A lovely bright, yet cosy room. Double doors leading into the private rear garden, with glazed panels either side, as well as an additional window to the rear aspect, all making the most of the well maintained rear garden. Gas fire with surround.



1st Floor - Bedroom 1

3.82m max x 3.56m max (12'6" x 11'8")

Two built in double wardrobes, providing plenty of space for clothes storage. Window to front aspect and door through to en-suite shower room.

Bedroom 2

2.67m x 4.25m (8'9" x 13'11")

Large double fitted wardrobe. Window to rear aspect, with superb views over Clare castle.

Bedroom 3

2.84m x 3.31m (9'3" x 10'10")

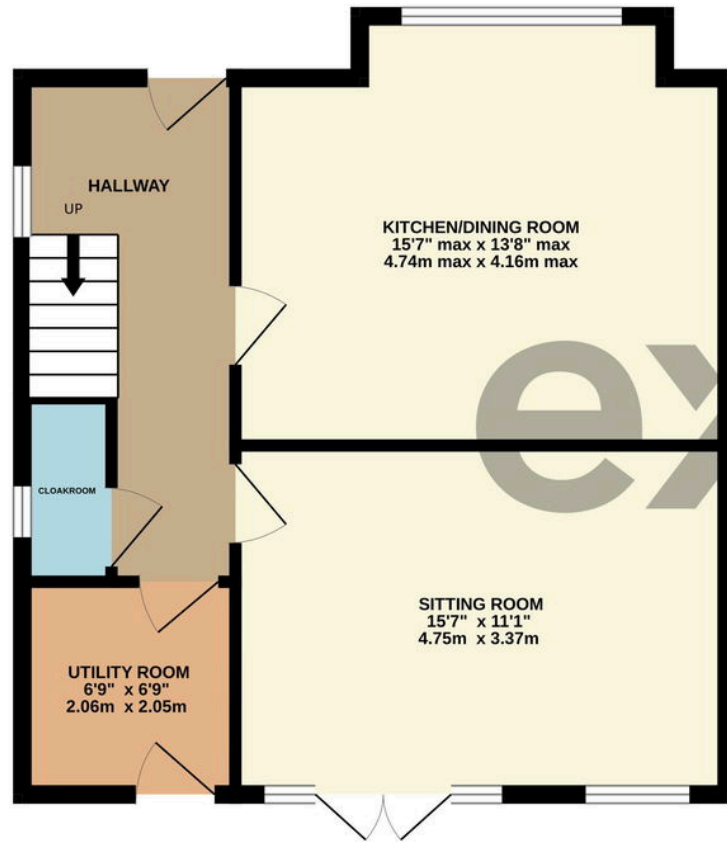
A really well proportioned third bedroom, again with a built in wardrobe/storage cupboard. Window to front aspect.

Outside

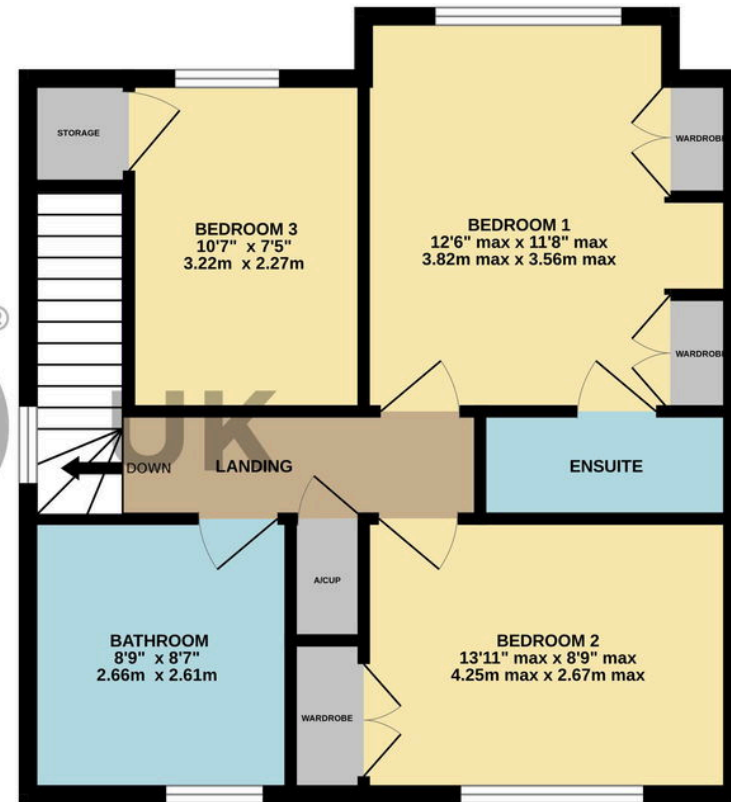
To the front of is the allocated parking for this property. This lovely home, not only benefits from a private rear garden, plus, as part of the communal areas maintained by the Boat House Mews Management Company, residents have access to a communal boathouse and waterside area, on the lower level of Boat House Mews, at the far end of the development. The private rear garden is well maintained, mainly laid to lawn with mature border plants on easy maintenance shingle beds. Small wooden storage shed. Gate to rear of garden providing access to the front of the property. Easy access to Clare country park. The garden is securely enclosed by good quality wooden fencing.



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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