



Westfield, Clare, CO10 8NU

**CHEFFINS**

## Westfield

Clare,  
CO10 8NU

Offered for sale with no onward chain in the sought after village of Clare, is a fully refurbished two bedroom bungalow, benefitting from many fine features. The property is welcomed through a gated driveway with EV charger point and offers open plan living accommodation with vaulted ceilings. (EPC Rating C)

### LOCATION

Clare is a truly lovely historic Suffolk town, famous for its many fine period houses and cottages, magnificent parish church, picturesque back waters and former market place. This charming town which is located in the Stour Valley close to the Essex/Suffolk borders also provides an extensive range of local amenities including a thriving Co-operative Supermarket, restaurants and a hotel. Other facilities available include a library, doctors' surgery, comprehensive school and for walkers there is the delightful country park which includes an ancient moated Norman castlemound. Further facilities including a mainline rail station are available in Sudbury (10 miles). The City of Cambridge is around 26 miles away and London Stansted Airport some 28 miles.



**Guide Price £260,000**





## Entrance Hall

Composite front door, porcelain tiled flooring, radiator, main electrics, inset spotlights, oak veneer internal door.

## Living/Dining Room

Open plan to kitchen, vaulted ceiling with inset spotlights and velux window, porcelain tiles with under floor heating, Oak veneer bi fold doors.

## Kitchen

Solid wood kitchen with range of matching wall and base units with worksurfaces over, Belfast style sink with mixer taps and built in soap dispenser, vaulted ceiling with inset spot lights, built in dishwasher, built in electric oven with hob and extractor hood over, space and plumbing for washing machine and fridge freezer. Window to front. Porcelain tiled flooring with underfloor heating.

## Inner Hall Way

Large storage cupboard, Porcelain tiled flooring.

## Bedroom One

Oak Veneer door, window to side, inset spotlights, loft access with built in ladder. Electric panel heater.

## Rear Lobby

Porcelain tiled flooring, radiator, door to side.

## Shower Room

Oak veneer door, suite comprising low level WC, vanity wash hand basin, shower with chrome attachments, inset spotlights, porcelain tiled flooring, radiator, window to side, extractor fan.

## Bedroom Two

Oak veneer door, cupboard housing gas boiler and water cylinder, window to rear, radiator.

## Outside

Front: Five bar wooden gated open onto a generous sized driveway with ample parking the initial part is laid to bloc paving then leading onto to shingled driveway, EV car charger, outside tap, and lighting

included. Side gated access leads to rear access.

Rear: enclosed by timber fencing the garden is laid to Indian sandstone with covered flat roof seating area with built in electrics and lights, there is outside bar with shutters and and bar. this can also be utilized as good sized storage with doorway access. Rear garden gate.

## Agents Note

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 71      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £260,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

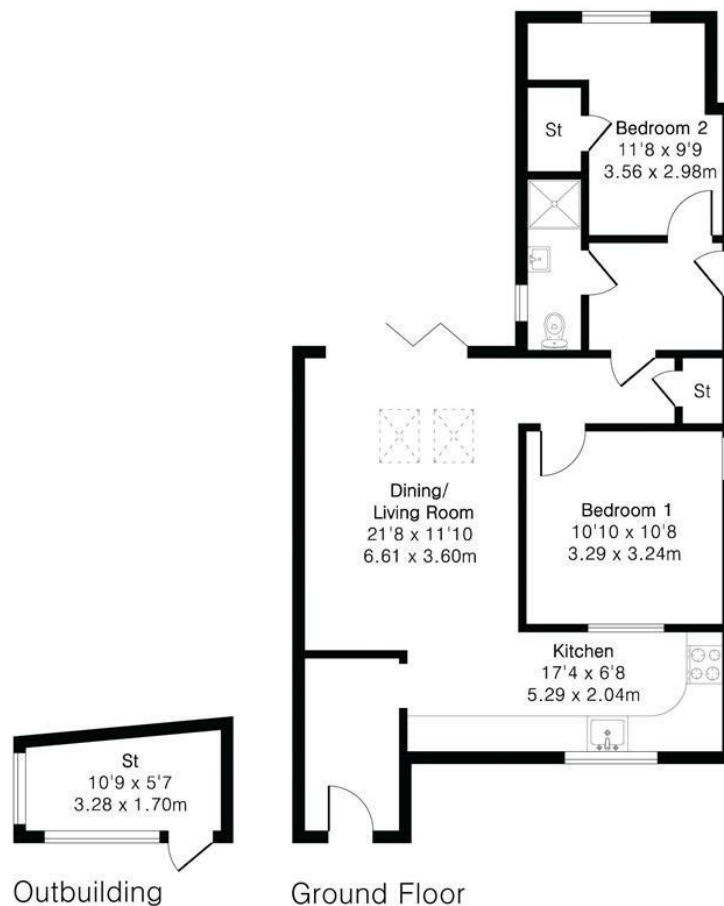


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Approximate Gross Internal Area 715 sq ft - 66 sq m

(Excluding Outbuilding)

Outbuilding Area 55 sq ft – 5 sq m



CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



CHEFFINS