

DAVID  
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31 Bridewell Street

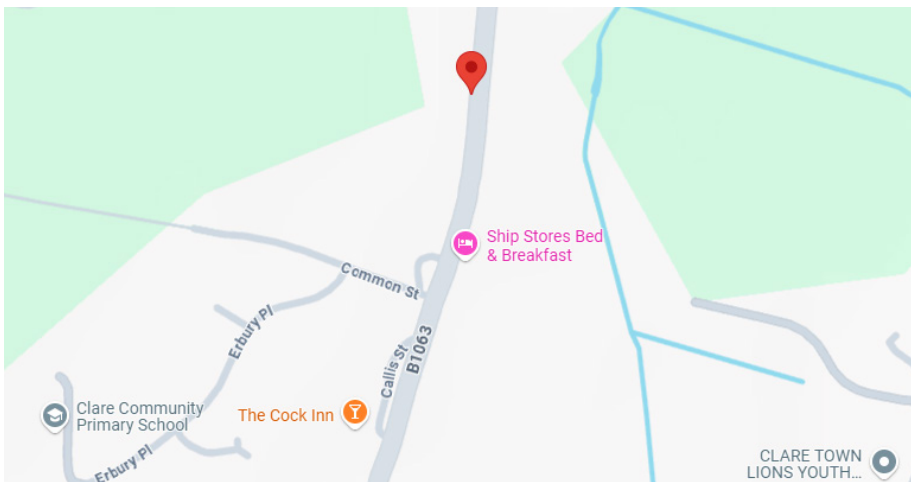
Clare, Suffolk

# 31 Bridewell Street

## Clare, Sudbury, Suffolk

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A charming and extremely characterful two bedroom cottage situated within walking distance of Clare's Town Centre, enjoying a range of original features including exposed beams, vaulted ceiling and brick stone flooring, whilst benefiting from garden and utility closet.



- A charming and extremely beautiful two bedroom cottage
- Situated within walking distance of Clare's Town Centre
- Range of original period features
- Exposed beams, vaulted ceiling and brick stone flooring
- Garden

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BURR

Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)







## INTERIOR

Access via a heavy oak door into the SITTING ROOM which is a charming and beautifully presented room featuring a brick tile floor, log burning stove, exposed beams, high ceilings and dual aspect windows. A staircase leads to the FIRST FLOOR and access leads through to the KITCHEN/BREAKFAST ROOM fitted with a range of wall and base units under worktop with stainless steel sink inset. Space for a freestanding cooker, under counter fridge and exposed beams, brick tile flooring, opening to a charming breakfast area with pamment tile flooring and French doors leading to the terrace.

FIRST FLOOR the property enjoys TWO BEDROOMS, both with high vaulted ceilings, exposed beams. The MASTER BEDROOM is a generous double with BATHROOM comprising panel bath with shower attachment over, WC and pedestal sink unit.



## EXTERIOR

As not uncommon with properties of this nature, the property includes a Right of Way through neighbouring properties to access the rear garden which features an ample Al Fresco dining terrace, mature tree and an outbuilding, currently utilised as a utility room/house.

AGENT'S NOTE: The property has a Right of Way and also gives a Right of Way to the neighbouring property.

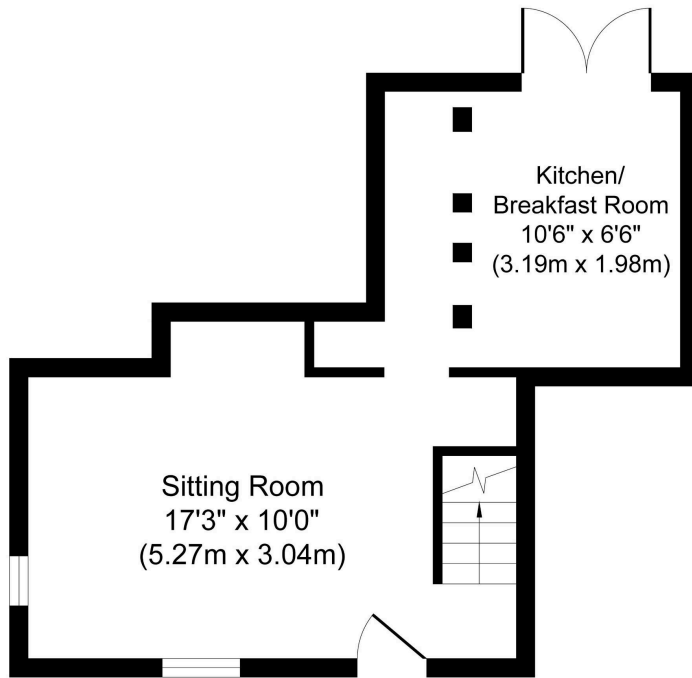


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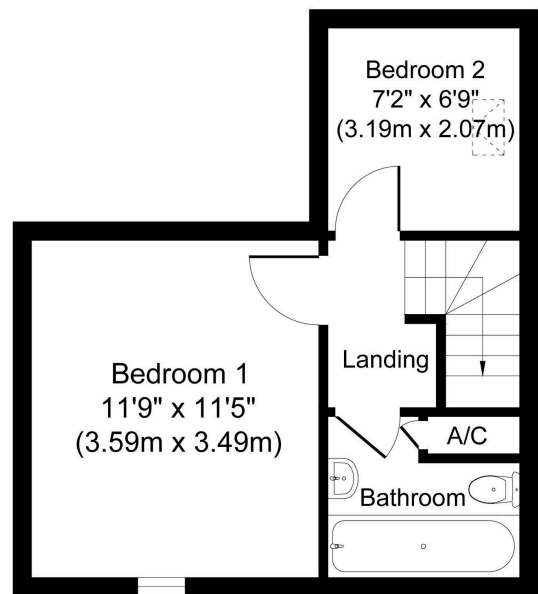
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Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



# Floorplan



**Ground Floor**  
**Approximate Floor Area**  
**291 sq. ft**  
**(27.05 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**258 sq. ft**  
**(23.92 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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BURR

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Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



# Clare, Suffolk

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 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.



## Material Information

SERVICES: Mains water and private drainage/mains drainage. Mains electricity connected. Electric heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: Band B. £1,664.00 per annum.

PROPERTY POSTCODE: CO10 8JD.

EPC: Band TBC.

TENURE: Freehold including an element of 'Flying Freehold'.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTRICTIONS ON USE OR COVENANTS: Rights of Way exist with the neighboring property for the purposes of maintenance etc.

ASBESTOS/CLADDING: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS:

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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**Bury St Edmunds**

01284 725525  
[bury@davidburr.co.uk](mailto:bury@davidburr.co.uk)

**Holiday lets**

01787 888698  
[support@davidburrholidaylets.co.uk](mailto:support@davidburrholidaylets.co.uk)

**Newmarket**

01638 669035  
[newmarket@davidburr.co.uk](mailto:newmarket@davidburr.co.uk)

**Castle Hedingham**

01787 463404  
[hedingham@davidburr.co.uk](mailto:hedingham@davidburr.co.uk)

**Leavenheath**

01206 263007  
[leavenheath@davidburr.co.uk](mailto:leavenheath@davidburr.co.uk)

**Woolpit**

01359 245245  
[woolpit@davidburr.co.uk](mailto:woolpit@davidburr.co.uk)

**Clare**  
**01787 277811**  
**[clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)**

**Long Melford**  
01787 883144  
[melford@davidburr.co.uk](mailto:melford@davidburr.co.uk)

**London SW1**  
0207 839 0888  
[london@davidburr.co.uk](mailto:london@davidburr.co.uk)

[davidburr.co.uk](http://davidburr.co.uk)