

DAVID
BURR



Plot 38 - The Redwing

Clare, Suffolk

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A newly constructed three bedroom end of terrace property with gardens and allocated parking for two vehicles.



- Newly constructed
- Three bedrooms
- Light and spacious open-plan reception rooms
- End of terrace
- South East facing garden
- Allocated parking for two vehicles
- Turf and flooring
- Integrated appliances
- 10 years NHBC warranty

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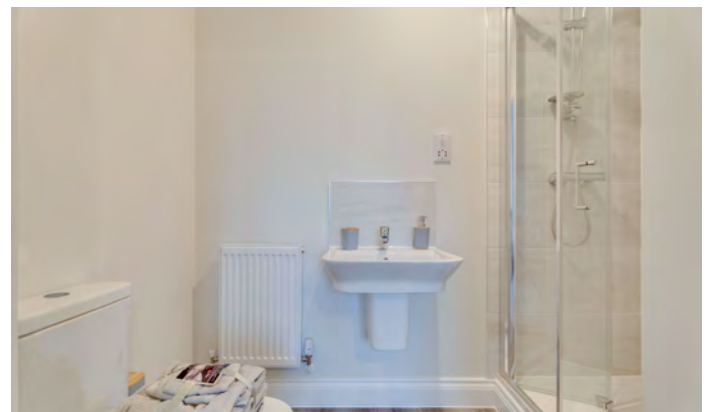
INTERIOR

HALLWAY With staircase rising to the first floor with storage cupboard under. CLOAKROOM With WC and wash hand basin. LIVING ROOM A light and spacious reception room with window to the front aspect and double doors leading through to the KITCHEN/DINING AREA A spacious open-plan reception room with window to the rear and French doors leading out to the garden. The Kitchen is comprehensively fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include Bosch oven and hood, washing machine, dishwasher and fridge/freezer. Plenty of space for a table and chairs..



FIRST FLOOR

LANDING With airing cupboard and access to the roof space. BEDROOM 1 A double bedroom with fitted wardrobe and window to the rear aspect. En-Suite comprising a tiled shower cubicle, pedestal sink unit and WC. BEDROOM 2 With views to the front. BEDROOM 3 with views to the rear aspect. BATHROOM Stylishly fitted with a panelled bath with shower over, pedestal sink unit and WC.



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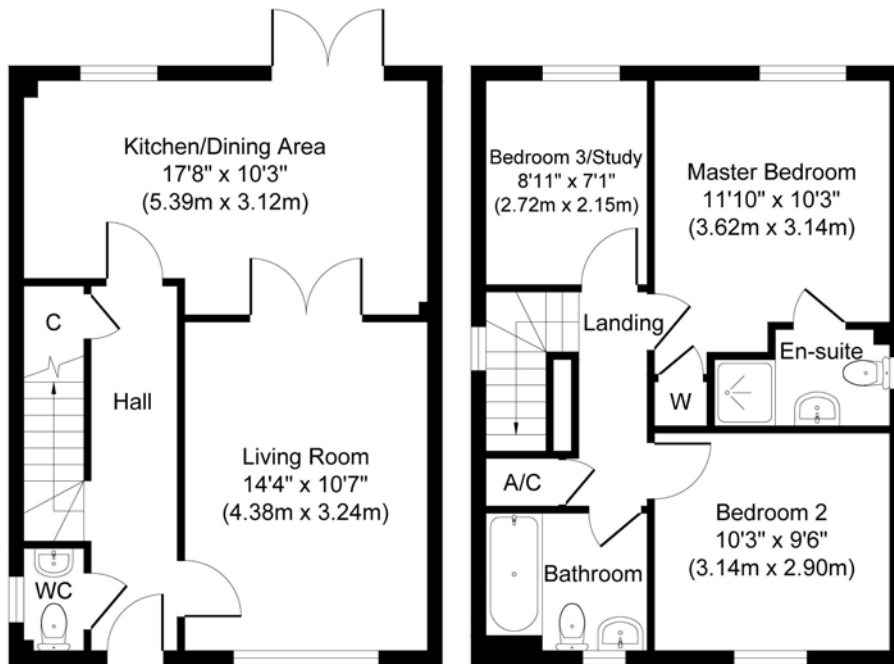
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EXTERIOR

The property is approached via a paved pathway leading to the front of the property with a small lawned garden area to either side. The rear there are two allocated parking spaces. The rear garden is accessed via a gateway to the side of the property which is mainly laid to lawn.



Floorplan



Ground Floor
Approximate Floor Area
441 sq. ft
(40.96 sq. m)

First Floor
Approximate Floor Area
441 sq. ft
(40.96 sq. m)

Total Floor Area 882 sq.ft

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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Site Plan



**DENBURY
HOMES**

WELCOME TO
Weavers Way

2 Bedroom Homes

The Chaffinch
Plots 3(h), 4(h), 43, 44 & 45

3 Bedroom Homes

The Redwing
Plots 23, 38, 39, 40, 41 & 42(h)

The Goshawk
Plots 5(h), 33, 34(h), 36,
37(h), 46 & 49(h)

The Brambling
Plot 22

The Fieldfare
Plots 1, 21, 35(h), 47(h) & 48

The Swift (b)
Plots 28(h), 29 & 30

4 Bedroom Homes

The Kingfisher
Plots 24(h) & 50

The Woodpecker
Plots 26, 51 & 52(h)

The Sandpiper
Plot 2

The Robin
Plots 25, 27 & 32(h)

The Kestrel
Plots 31 & 53

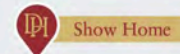


To Town Centre/Haverhill

Cavendish Road (A1092)

To Cavendish/Sudbury

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature.



Affordable Rented

Shared Ownership



- Swale
- Wildflower areas
- Existing trees/vegetation
- (b) Bungalow
- (h) Handed

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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 church. 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 mains drainage. Mains electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

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

PROPERTY POSTCODE: CO10 8FR.

TENURE: Freehold.

SERVICE CHARGE: £220.00 per annum.

WARRANTY: 10 year NHBC warranty.

CONSTRUCTION TYPE: Brick and block.

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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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