

DAVID
BURR



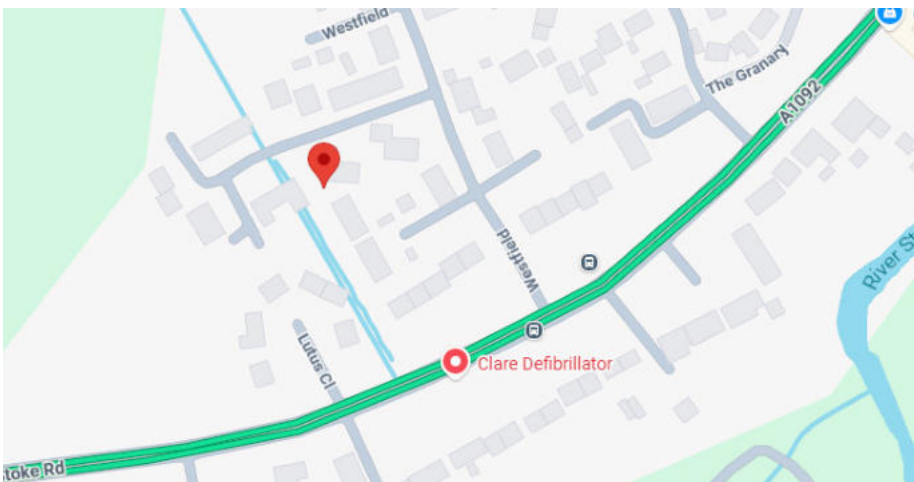
11 Westfield

Clare, Suffolk

11 Westfield

Clare, Suffolk

This two bedroom semi-detached bungalow is situated in a quiet, tucked away location convenient for local amenities. The property, which requires modernisation benefits from an enclosed rear garden .



- Semi-detached bungalow
- Situated in a quiet tucked away location
- Convenient for local amenities
- Enclosed rear garden
- In need of modernisation

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

ENTRANCE via porch into HALLWAY with doors leading off to SITTING ROOM with feature fireplace and window to the front aspect. An opening leads through to the KITCHEN which comprises a range of wall and base units under worktop, space and plumbing for a washing machine and under counter fridge/freezer. Door to rear garden. BATHROOM fitted to include a shower cubicle, pedestal sink unit and WC. BEDROOM 1 with airing cupboard and window to the front aspect. BEDROOM 2 with cupboard storage and window to the rear aspect.



EXTERIOR

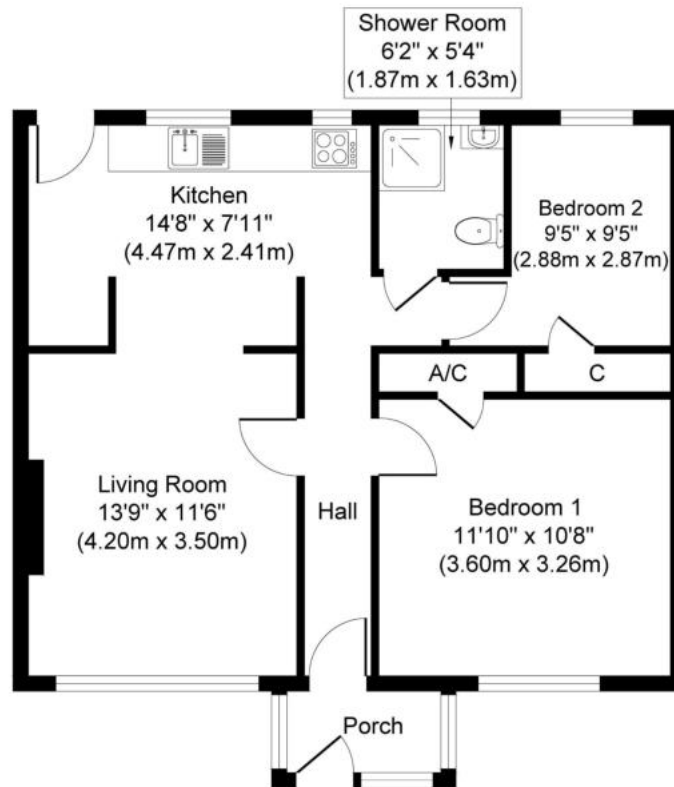
The property enjoys enclosed front gardens set behind border hedging. To the rear is a parking area and rear garden comprising a paved terrace, lawn and timber shed/workshop.



DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Floorplan



Approximate Floor Area
673 sq. ft
(62.54 sq. m)

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 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.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email 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 magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. 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..

COUNCIL TAX BAND: £1,308.50 per annum.

PROPERTY POSTCODE: CO10 8NU.

TENURE: Freehold.

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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

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.

Scan QR code for online details





Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk