DAVID BURR



7 Callis Street

Clare, Suffolk

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Clare, Sudbury, Suffolk CO10 8PX

A charming period cottage tucked away on one of Clare's most characterful streets, where exposed beams, sash windows and original fireplaces tell the story of a house with a past.

Set within the historic heart of Clare, 7 Callis Street is a wonderfully traditional three-bedroom home with all the quirks and character one might hope to find in a period Suffolk cottage. Behind the front door, an entrance porch leads through to the principal living space: a generous lounge and dining room where exposed beams and a feature fireplace create an immediately warm and welcoming atmosphere. A sash window draws in natural light from the front, while the beamed partition gives the room a pleasing sense of separation without losing its open, sociable feel.

Beyond, the scullery provides a useful additional space, complete with another feature fireplace and built-in storage. The kitchen sits to the rear of the house, fitted with a range of units, an integrated oven and hob, and a stable door opening out towards the garden. Upstairs, there are three bedrooms, with the two principal rooms enjoying sash windows overlooking Callis Street. The third bedroom looks out to the rear and would lend itself equally well to use as a child's bedroom, dressing room or home office. A family bathroom completes the first floor.

The low maintenance rear garden is predominantly laid to block paving with beds to border. There is also a building used as a utility area with plumbing for a washing machine, central heating boiler, space for a tumble drier, and power and light connected.

What makes this house particularly special is its setting. Callis Street is one of those wonderfully atmospheric corners of Clare, a town celebrated for its timber-framed buildings, independent shops and strong sense of community. From here, the town's historic centre, countryside walks and everyday amenities are all close at hand.

A home of genuine period character, offering the opportunity to become part of the fabric of one of Suffolk's most beautiful and historic market towns.

DAVID BURR

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PROPERTY INFORMATION

- Bedrooms: 3.
- Reception Rooms: 2.
- Bathrooms: 1.
- Services: Mains water, electricity. Gas-fired heating. Mains drainage.
- EPC: Band D.
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs download and 1000 mpbs upload. Telephone Signal: Yes.

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- Council Tax: Band: B. £1,828.92 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

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.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (16 miles)
Cambridge (27 miles)
Newmarket (16 miles)
Sudbury (9 miles)

Pubs and Restaurants

The Globe, Clare
The Swan, Clare
Mughal Knight, Clare
The Crown, Hartest
The Queen's Head, Hawkedon
The Weeping Willow, Bury St Edmunds

Schooling

Clare Community Primary School
Stour Valley Community School
Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (27 miles)

Train Stations

Audley End (19 miles)
Bury St Edmunds (16 miles)
Sudbury (9 miles)

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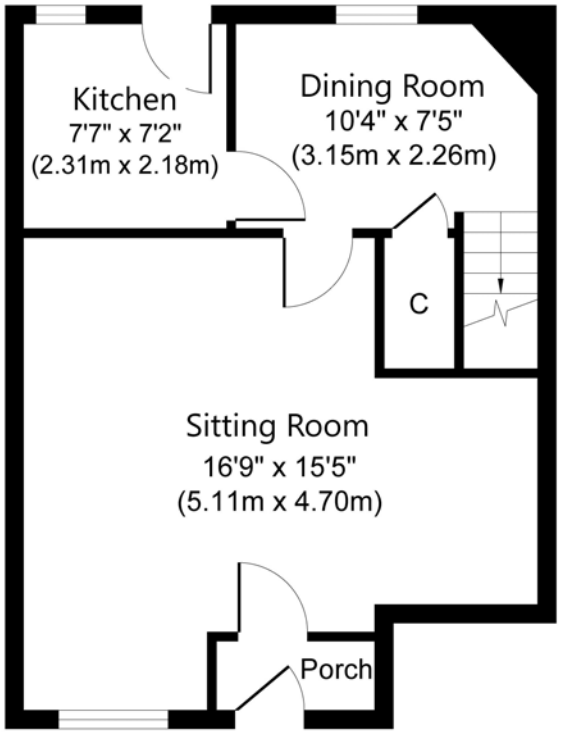




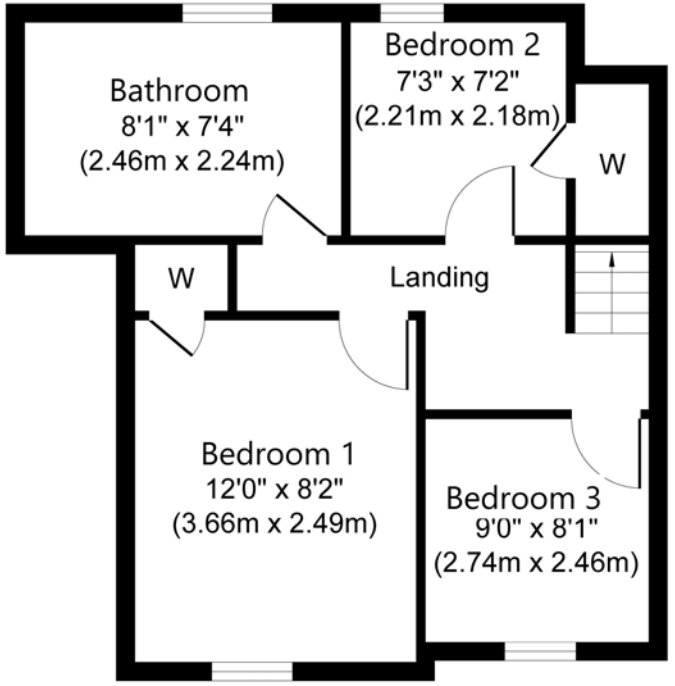




FLOORPLAN



Ground Floor
Approximate Floor Area
423 sq. ft
(39.30 sq. m)



First Floor
Approximate Floor Area
438 sq. ft
(40.64 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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