

DAVID
BURR



Spindle Cottage

Clare, Suffolk

Spindle Cottage

21 Bridewell Street, Clare, Suffolk CO10 8QD

A two bedroom period cottage situated within walking distance of Clare's amenities, enjoying off-road parking and gardens backing onto Clare Common. The property enjoys a range of original character features.



- Two bedroom period cottage
- Original character features
- Walking distance of Clare's amenities
- Off-road parking space
- Gardens backing onto Clare Common

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INTERIOR

Entrance into SITTING ROOM with log burning stove set within chimney recess and outlook to the front. Door leading through to the DINING ROOM with plenty of space for dining table and chairs, staircase leading to the first floor and a door leading through to the KITCHEN comprehensively fitted with a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include an electric oven and hob, whilst there is space and plumbing for a washing machine and dishwasher, boiler cupboard, outlook to the rear and door leading through to the UTILITY ROOM with a further range of wall and base units, space and plumbing for an American style fridge/freezer, door leading to the rear garden and another to the parking space at the front. SHOWER ROOM comprising tiled shower cubicle, WC, wash hand basin, heated towel rail and extensively tiled walls and floor.

FIRST FLOOR

LANDING corridor landing providing access to TWO generous BEDROOMS. The prominent master bedroom is of dual aspect with countryside views to the rear.

EXTERIOR

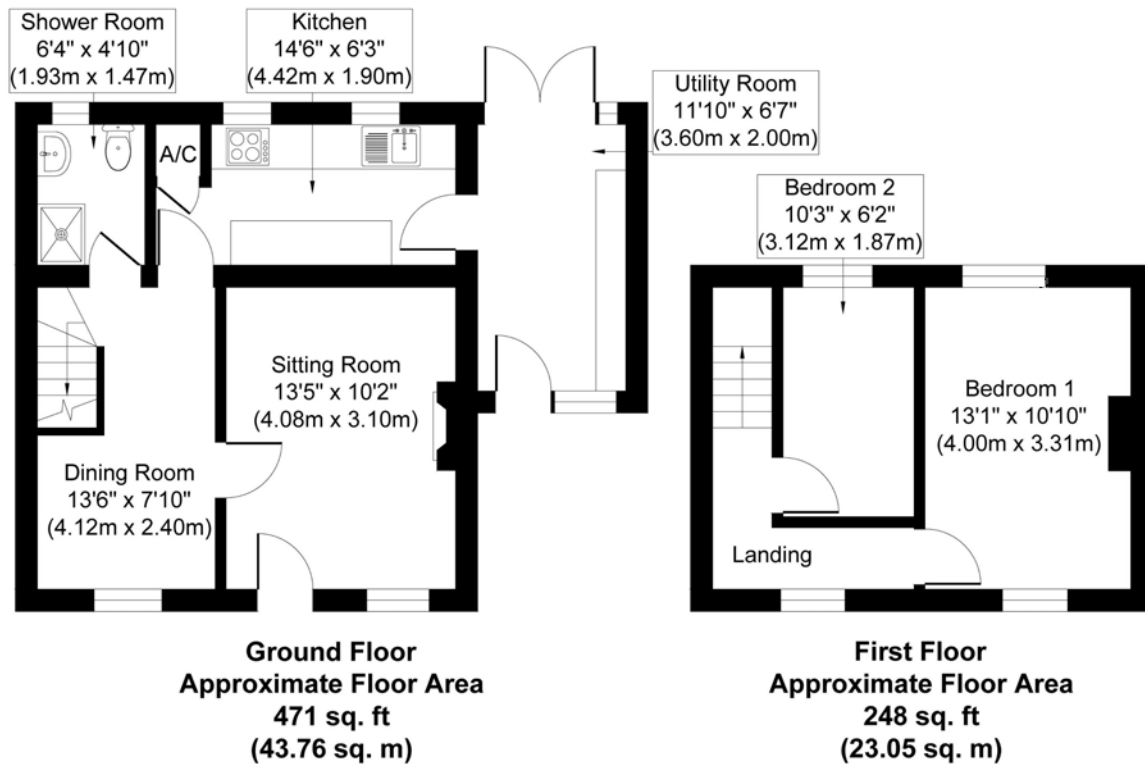
The property enjoys an off-road parking space and a low maintenance front garden. The rear gardens enjoy several Alfresco entertaining areas, a traditional lawn and a range of mature flower beds. All backing onto Clare Common.



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Floorplan



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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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 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: B. £1,586.67 per annum.

PROPERTY POSTCODE: CO10 8QD.

TENURE: 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

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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