

DAVID
BURR



High Ridge

Clare, Suffolk

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Erbury Place, Clare, Sudbury, Suffolk CO10 8PZ

This generously proportioned and versatile three/four bedroom chalet style house is situated within a short walk of Clare's amenities and backs onto Clare Common.

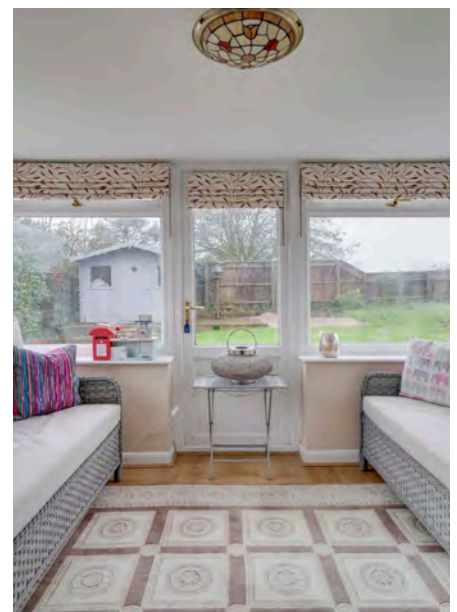
The property enjoys off-road parking and generous gardens.



- Generously proportioned and versatile chalet style house
- Three bedrooms
- Ideal for multi-generational use
- Off-road parking
- Situated within a short walk of the town's amenities
- Generous gardens overlooking Clare Common

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INTERIOR

Entrance into a light and spacious HALLWAY with staircase leading to the first floor with storage cupboard beneath. Doors to SITTING ROOM a charming and light reception room with a red brick chimney and picture window to the front. DINING ROOM another generous reception room with outlook to the front, serving hatch through to the kitchen, opening through to the Garden Room with views across the garden and Common beyond with door leading out. KITCHEN/BREAKFAST ROOM comprehensively fitted with a wide range of wall and base units under solid worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include a fridge/freezer, a Bosch dishwasher and a Rangemaster cooker, whilst there is space for a washing machine and tumble dryer. Breakfast bar and plenty of space for a dining table and chairs, tiled flooring. Door leading out and views across the garden. SHOWER ROOM comprising a walk-in shower cubicle, WC, wash hand basin, heated towel rail and extensively tiled walls and flooring. Located on the ground floor are TWO generous double BEDROOMS both with views over the rear garden. With BEDROOM 3 enjoying doors leading out.

FIRST FLOOR

The first floor LANDING is of enviable size and could easily be utilised as a Study/Landing with eaves storage cupboards and access to the roof space and doors to BEDROOM 1 an impressive master bedroom with views over the rear garden and Clare Common beyond, comprehensively fitted with a range of built-in wardrobes and storage. BATHROOM a stunnign bathroom comprising a freestanding roll top bath with ball and clawed feet with shower attachment upon a raised platform, walk-in shower cubicle, his and hers sinks set within a vanity unit, WC, boiler cupboard and built-in storage.



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EXTERIOR

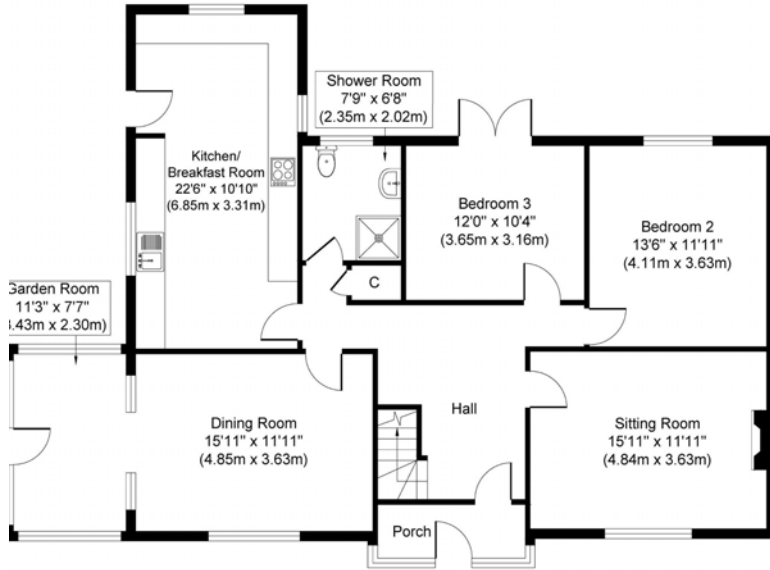
To the front, the property enjoys a block paved driveway with low level Suffolk gates leading to a further parking area which provides access to the the garden. The front garden features a small area of traditional lawn interspersed with mature flower borders. To the rear, the garden enjoys an expanse of traditional lawn set adjacent a large paved dining terrace, summerhouse, mature flower borders and views over Clare Common to the rear.



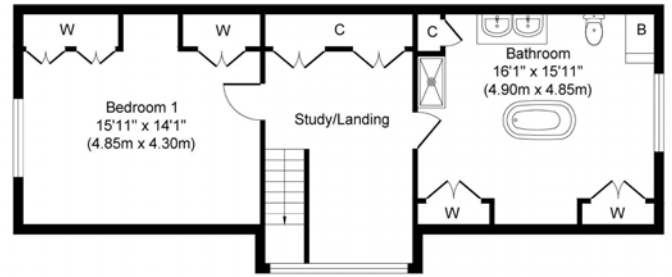
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Floorplan



Ground Floor
Approximate Floor Area
1305 sq. ft
(121.25 sq. m)



First Floor
Approximate Floor Area
624 sq. ft
(57.92 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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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: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8PZ.

EPC: Band TBC.

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.

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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