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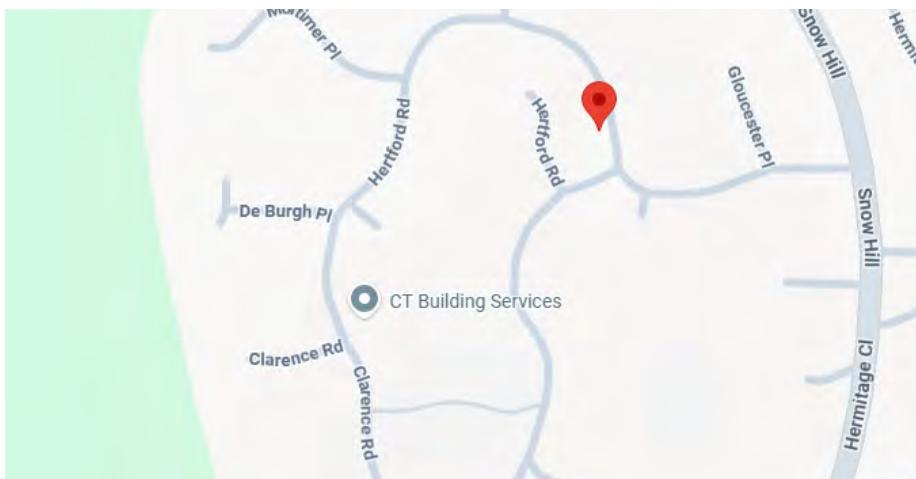


7 Gloucester Place

Clare, Suffolk

7 Gloucester Place Clare, Suffolk CO10 8QR

A spacious and extended three bedroom detached property situated in a quiet cul-de-sac location overlooking the greensward within a short walk to the town's main amenities.



- Spacious and previously extended
- Three bedroom detached family home
- Situated in a quiet cul-de-sac location
- Off-road parking
- Garage
- Gardens
- Within a short walk to the town's amenities

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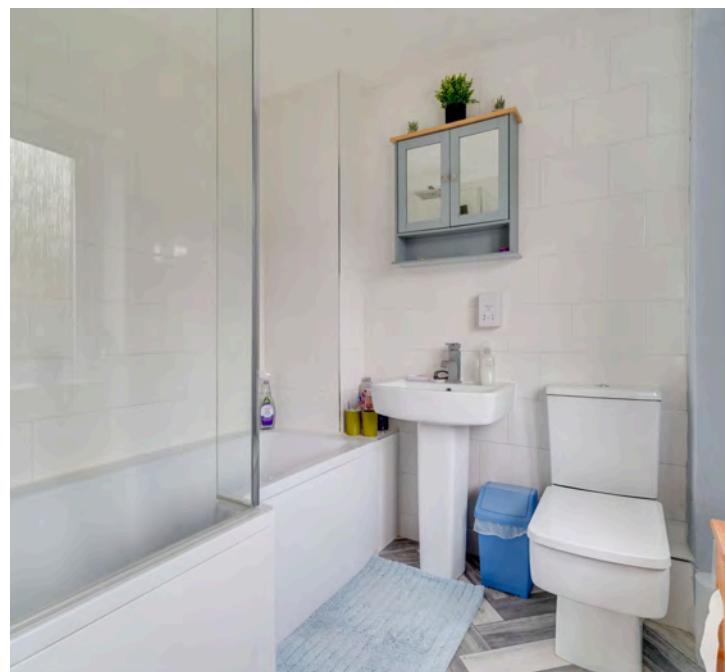
INTERIOR

Entrance into HALLWAY a spacious hallway with staircase to the first floor and doors opening to SITTING ROOM a charming reception room with log burning stove set upon a stone hearth with oak bressummer, storage and shelving set into the chimney recess. French doors lead through to the CONSERVATORY with tiled flooring and doors opening through to the terrace. KITCHEN comprehensively fitted with a range of wall and base units under worktop with 1.5 bowl inset. Integrated appliances include an electric oven and grill, four ring electric hob with extractor over, undercounter fridge, dishwasher and outlook to the rear. Opening through to the: UTILITY ROOM with further space for a washing machine, tumble dryer and fridge/freezer. Tiled flooring and door to outside. SHOWER ROOM comprising a tiled shower cubicle, pedestal sink unit, WC, part-tiled walls and flooring. DINING ROOM which could be utilised as a Children's Playroom/Study.

FIRST FLOOR

LANDING with airing cupboard and rooms off.

BEDROOM 1 a spacious double bedroom with outlook to the front and built-in wardrobes. BEDROOM 2 another double bedroom with outlook to the front. BEDROOM 3 a further double bedroom with outlook to the rear. BATHROOM comprising a panel bath with shower over, pedestal sink unit, WC, heated towel rail and extensively tiled walls.



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EXTERIOR

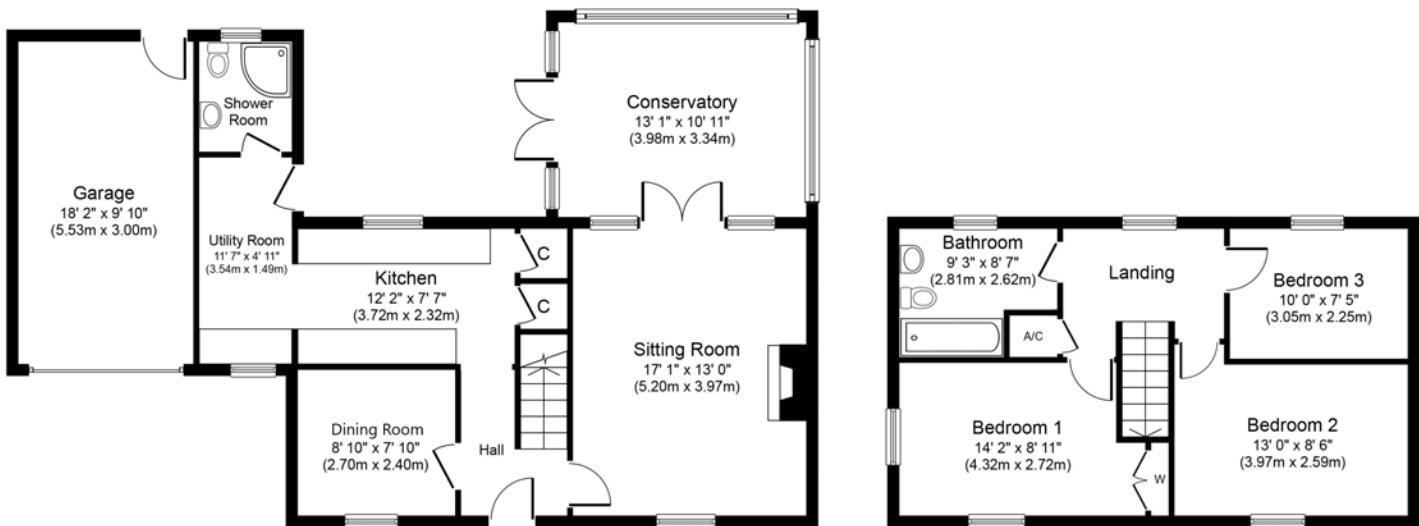
The property is approached via driveway providing parking for several vehicles, in turn leading to the GARAGE with light and power connected. The front gardens are predominantly landscaped with tiered areas incorporating mature trees and planting, with a brick paved pathway leading to the front door. A gated access leads through to the rear of the property with a generous rear garden with paved dining terrace set adjacent an area of traditional lawn enclosed with border fencing with a garden shed and a personal door to the garage.



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Floorplan



Ground Floor
Approximate Floor Area
906 sq. ft.
(84.1 sq. m.)

First Floor
Approximate Floor Area
462 sq. ft.
(42.9 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 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. 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 8QR

EPC: Band D.

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 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



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