

DAVID
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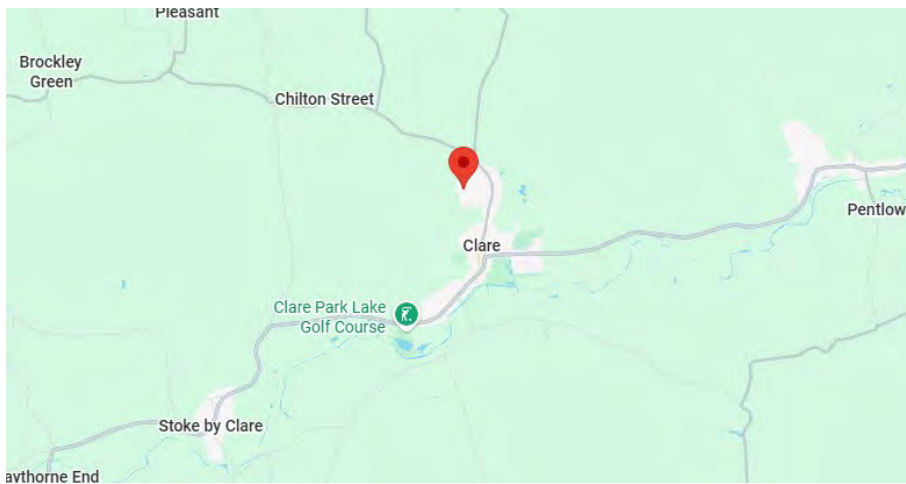
2 Mortimer Place

Clare, Suffolk

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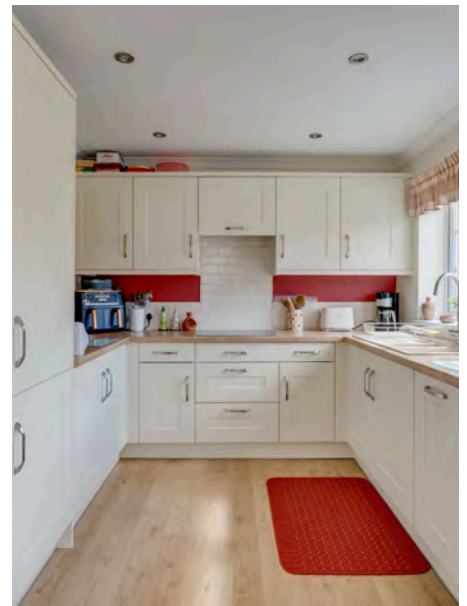
A generous three bedroom detached house with off-road parking and a landscaped rear garden situated within the popular Heights development. The property is also presented in good condition, creating an ideal family home.



- A generous three bedroom detached house
- Situated within the popular Heights development
- Off-road parking
- Generous rear gardens

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INTERIOR

Entrance into HALLWAY with storage cupboard, stairs leading to the first floor and doors to SITTING ROOM a generous reception room with outlook to the front, sliding doors leading through to the Garden Room, electric stove set within a stone mantel with tiled hearth and door to DINING ROOM plenty of space for dining table and chairs, storage cupboard and an opening and serving hatch leading through to the KITCHEN comprising a range of wall and base units under worktop with 1.5 bowl sink inset. Integrated appliances include a fridge/freezer, slimline dishwasher, electric double oven and four ring hob, outlook across the gardens and an opening through to the GARDEN ROOM with sliding doors leading outside. CLOAKROOM with WC and wash hand basin and a door leading to the UTILITY ROOM with space and plumbing for a washing machine and tumble drier, further storage and a door leading to the GARAGE.

FIRST FLOOR

The first floor enjoys THREE double BEDROOMS and a FAMILY BATHROOM comprising a tiled shower cubicle, panelled bath, vanity unit with WC and wash hand basin. Extensively tiled walls and flooring.



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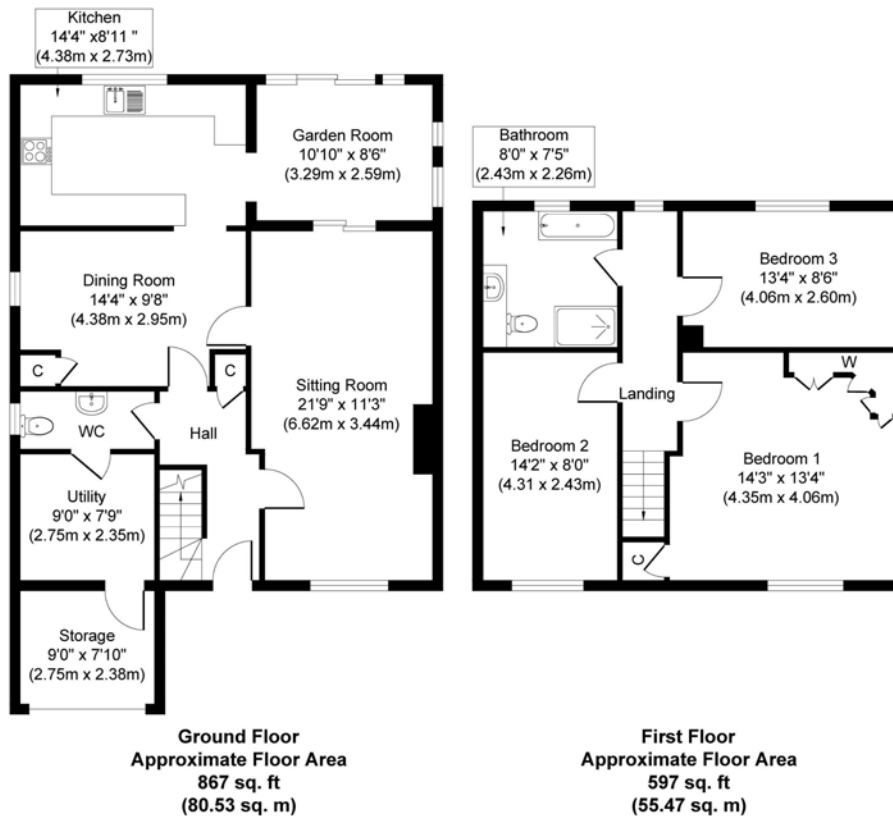
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EXTERIOR

The property enjoys a driveway providing parking and turning for multiple vehicles in turn leading to the GARAGE with light and power connected. The front gardens feature an area of traditional lawn interspersed with low-level hedging and mature flower border. The rear of the property is accessed via a side access. A Storage Shed is built onto the side of the property with doors at either end providing excellent additional storage and security. To the rear an extensively paved dining terrace with steps leads up to an area of traditional lawn with a meandering path interspersed with mature flower borders and seating areas with a gated access to the property on the other side.



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. Solar panels. **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 8QP.

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





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