

DAVID
BURR



44 Westfield

Clare, Suffolk

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Clare, Suffolk CO10 8NU

A spacious three bedroom semi-detached family home situated within a development on the edge of the town with generous gardens backing onto countryside.



- Spacious three bedroom semi-detached family home
- Edge of town location
- Generous gardens backing onto countryside
- Within walking distance of the town's amenities

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INTERIOR

The property enjoys a spacious HALLWAY with stairs leading to the first floor with storage cupboard beneath and doors to SITTING/DINING ROOM a generous reception room with electric fireplace, large window to the front and French doors leading through to the CONSERVATORY and an opening through to the KITCHEN with a range of wall and base units under worktop with a stainless steel sink inset and pantry cupboard. Integrated appliances include an electric oven, four ring hob with extractor over, whilst there is space for a dishwasher. Opening through to the UTILITY ROOM with a further range of wall and base units under worktop, space and plumbing for a washing machine and tumble dryer and door to CLOAKROOM with WC and wash hand basin. Personal door leading out to the front.

FIRST FLOOR

LANDING with access to the roof space, outlook to the side via an obscure glass window and doors to BEDROOM 1 a generous double bedroom with built-in cupboards and outlook to the front aspect. BEDROOM 2 a further double bedroom with built-in cupboard and outlook to the rear with views over open countryside. BEDROOM 3 a further bedroom with stair cupboard and outlook to the front. BATHROOM comprising a panelled bath with shower over, vanity sink unit, WC and obscure glass window to the rear.

EXTERIOR

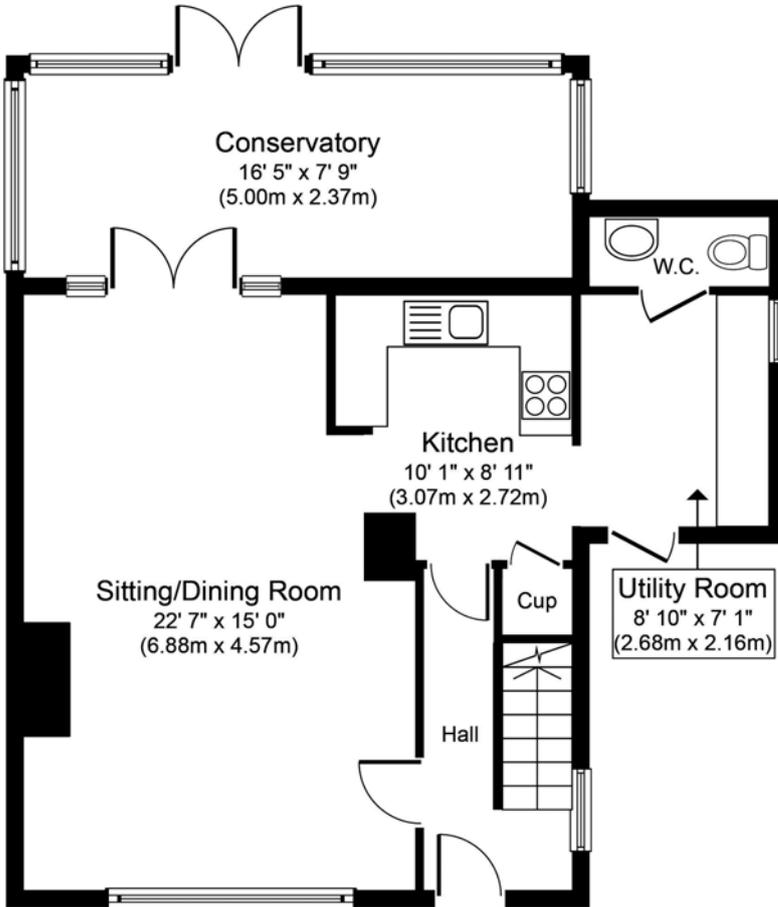
To the front, the property features a parking area en-bloc. A picket fence leads through to the front garden which is predominantly lawned with an area of hardstanding and a generous sized garden provides access to the rear via a garden gate. The rear garden enjoys an extensively paved dining terrace enjoying exceptional views set adjacent an area of traditional lawn, flower beds and garden shed.



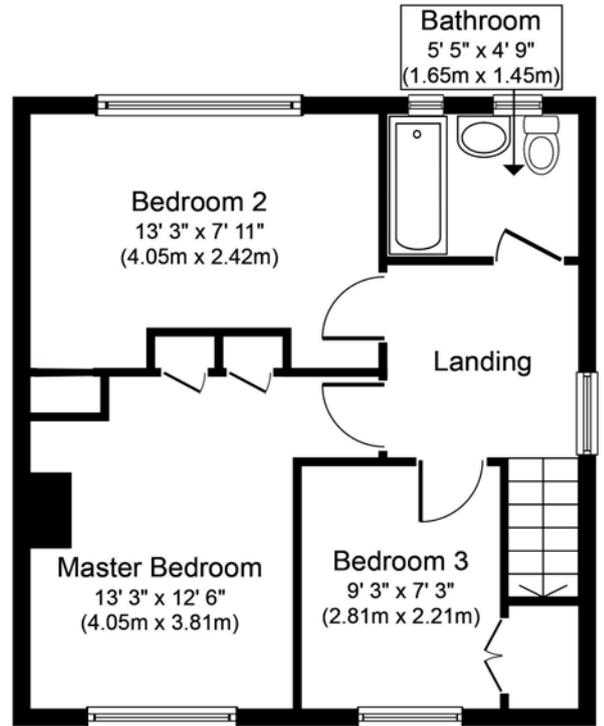
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Floorplan



Ground Floor
Approximate Floor Area
732 sq. ft.
(68.0 sq. m.)



First Floor
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

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. 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 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.



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 8NU.

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.

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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