

DAVID
BURR



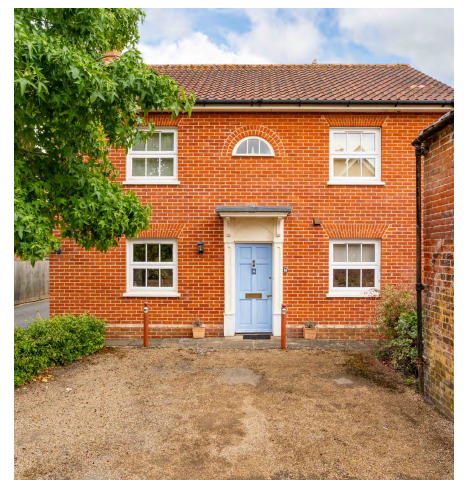
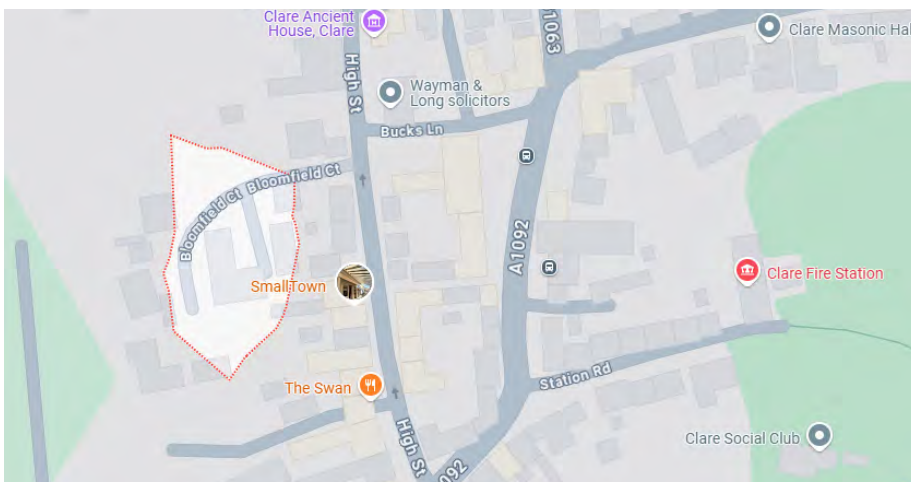
8 Bloomfield Court

Clare, Suffolk

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Clare, Suffolk CO10 8NL

This charming and rarely available three bedroom property is situated in a quiet location set back from the High Street yet still within walking distance of the Town's amenities. Designed and built by Ellisdale, a well renowned local builder, the accommodation offers light and airy rooms, attractive gardens and allocated off-road parking.



- Rarely available three bedroom property
- Light and airy rooms
- Allocated parking space
- Southerly aspect gardens
- Award winning development
- Town centre, quiet location

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INTERIOR

Entrance into LOBBY with doors leading off. KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of wall and base units under granite worktop with 1.5 bowl stainless steel sink inset. Integrated appliances include an electric double oven, an electric four ring hob and dishwasher. Two generous storage cupboards and plenty of space for a breakfast table and chairs. SITTING ROOM a generous reception room with staircase and stairlift leading to the first floor. Door leading to the terrace and an electric fireplace set within a marble hearth and wooden surround. Decorative corning. UTILITY ROOM featuring a further range of wall and base units, fridge/freezer and washing machine. CLOAKROOM with WC and wash hand basin.

FIRST FLOOR

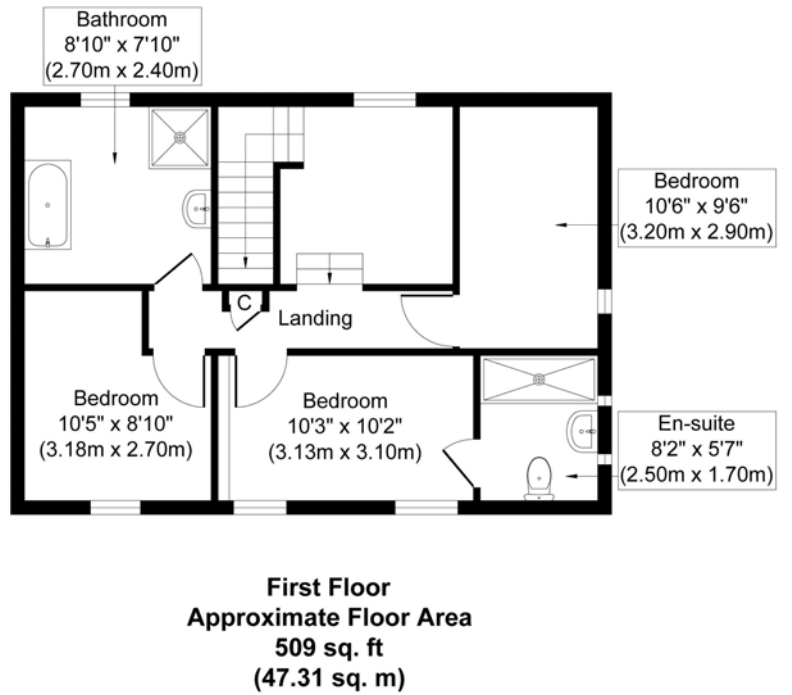
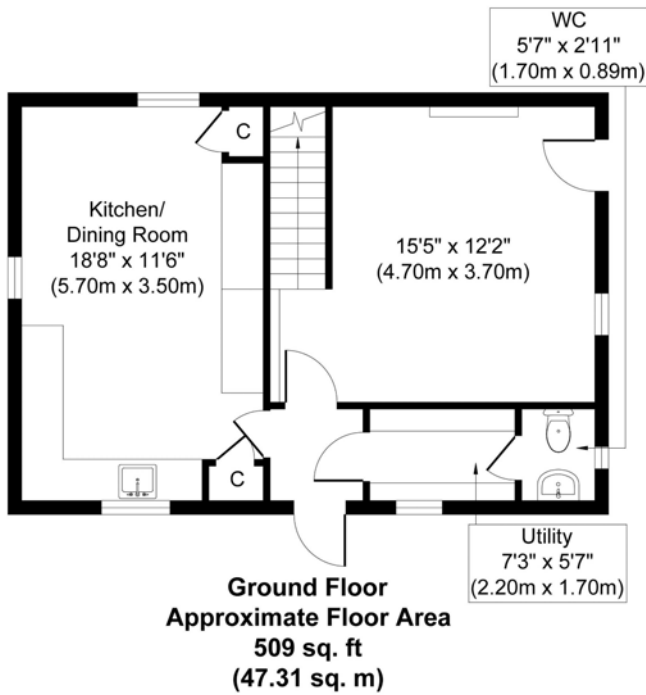
The property enjoys THREE generous double BEDROOMS, the principle bedroom enjoys a fitted wardrobe and an En-Suite comprising a shower cubicle, WC, wash hand basin, heated towel rail and part-tiled walls. Bedrooms two and three also both enjoy built-in wardrobes. The FAMILY BATHROOM comprises a panelled bath, shower cubicle, WC, pedestal sink unit, heated towel rail and part-tiled walls.

EXTERIOR

The property enjoys an allocated parking space within this quiet development with further visitor parking spaces available. A gated access leads to the garden which is compartmentalised into two parts, both featuring large courtyard seating areas with retaining brick walls, enjoying a southerly aspect.



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 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 House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8NL.

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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: Stairlift fitted to staircase.

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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