



**7 Bloomfield Court
Clare, Suffolk**

**DAVID
BURR**

7 Bloomfield Court, Clare, Sudbury, Suffolk CO10 8NL

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.

This charming development 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.

A charming two bedroom property within a stone's throw of the town's amenities.

Entrance into:

LOBBY With space for coats and shoes, opening to the:

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include a NEFF electric oven and four ring gas hob, fridge/freezer, dishwasher and washing machine. Space for dining table and chairs, staircase leading to the first floor and door to:

SITTING ROOM A charming room with bay window, French doors leading to the terrace and gas fireplace with granite hearth and stone mantel.

First Floor

BEDROOM 1 A spacious double bedroom with built-in wardrobes with **En-Suite** comprising panelled bath with shower attachment over, vanity unit, WC, wash hand basin, heated towel rail and extensively tiled walls and floor.

BEDROOM 2 Another spacious double bedroom with built-in wardrobes, airing cupboard and an **En-Suite** comprising tiled shower cubicle, WC, vanity sink unit, heated towel rail and extensively tiled walls.

Outside

The property features a courtyard garden enclosed within a retaining wall and enjoys an allocated parking space and The Old Smoke House which is currently utilised as storage.

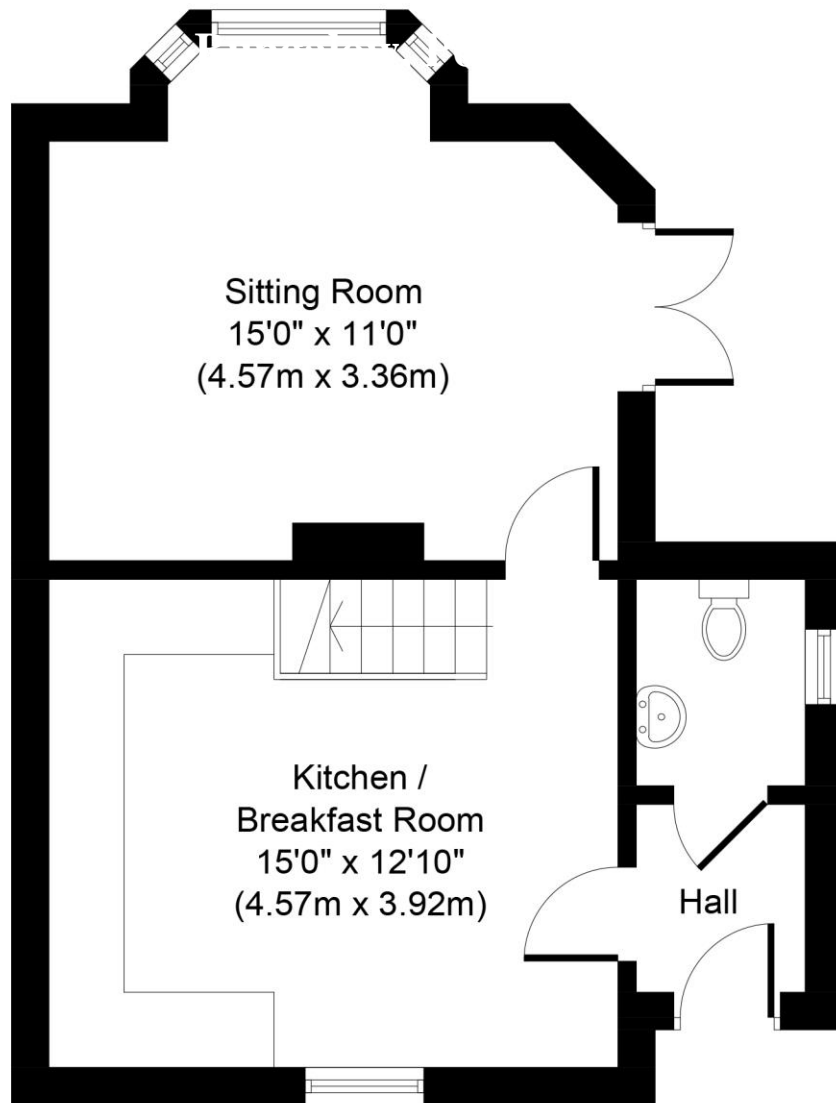
TENURE: Freehold.

SERVICES: Main drains, electric and gas-fired heating.. **NOTE:** None of the services have been tested by the agent.

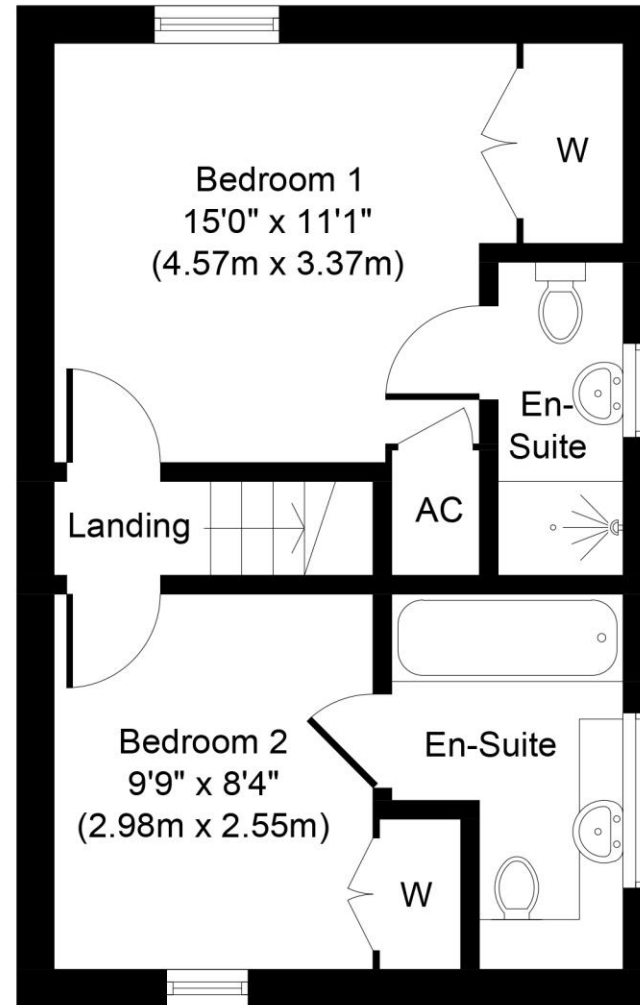
LOCAL AUTHORITY: West Suffolk Council Tax Band C. £1,852.83 per annum.

EPC RATING: C.

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Ground Floor
Approximate Floor Area
431 Sq. ft.
(40.0 Sq. m.)



First Floor
Approximate Floor Area
363 Sq. ft.
(33.7 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.

