



**23 Westfield
Clare, Suffolk**

**DAVID
BURR**



23 Westfield, Clare, Sudbury, Suffolk CO10 8NU

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.

An individual detached modern property situated in a quiet location within walking distance of the amenities in Clare. The property offers light and spacious living accommodation including a particularly impressive open-plan kitchen/living area and benefits from off-road parking and enclosed rear gardens including a useful studio/store.

An individual detached modern property within walking distance of amenities.

Entrance into:

ENTRANCE HALL With stairs rising to the first floor with a cupboard under.

KITCHEN/BREAKFAST ROOM The hub of the home with a range of units under corian worktops with a sink and drainer inset and central island with breakfast bar. Integrated appliances include an electric oven, five ring gas hob, plumbing for a washing machine and wine cooler whilst the kitchen is open-plan through to the:

SITTING/DINING ROOM featuring tiled flooring and two sets of French doors opening to the garden.

BEDROOM 3 A lovely light room.

BEDROOM 4/STUDY With outlook to the front.

BATHROOM Stylishly fitted with a white WC, wash basin, freestanding bath and heated towel rail.

First Floor

LANDING leads to:

BEDROOM 1 A well proportioned room with built-in cupboards and storage **En-Suite** featuring a white WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 2 Another well proportioned room with outlook to the rear and cupboard in the eaves. **En-Suite** featuring a WC, wash hand basin, tiled shower cubicle and heated towel rail.

Outside

The property enjoys a block paved driveway to the front with gated access either side of the property leading to the enclosed rear gardens featuring an extensively paved terrace opening onto the lawn, mature beds and borders, outside tap, power and **studio/shed** with light and power connected.

TENURE: Freehold.

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

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: D. £2,184.19 per annum.

EPC RATING: B.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: Likely coverage obtainable through EE, O2 and Vodafone.

23 Westfield, Clare, Sudbury, Suffolk CO10 8NU

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 phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: N/A.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None.

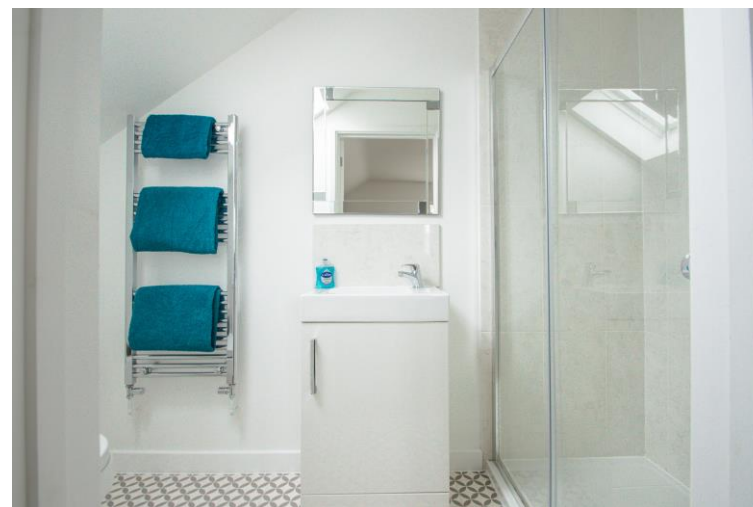
RESTRICTIONS ON USE OR COVENANTS: None known.

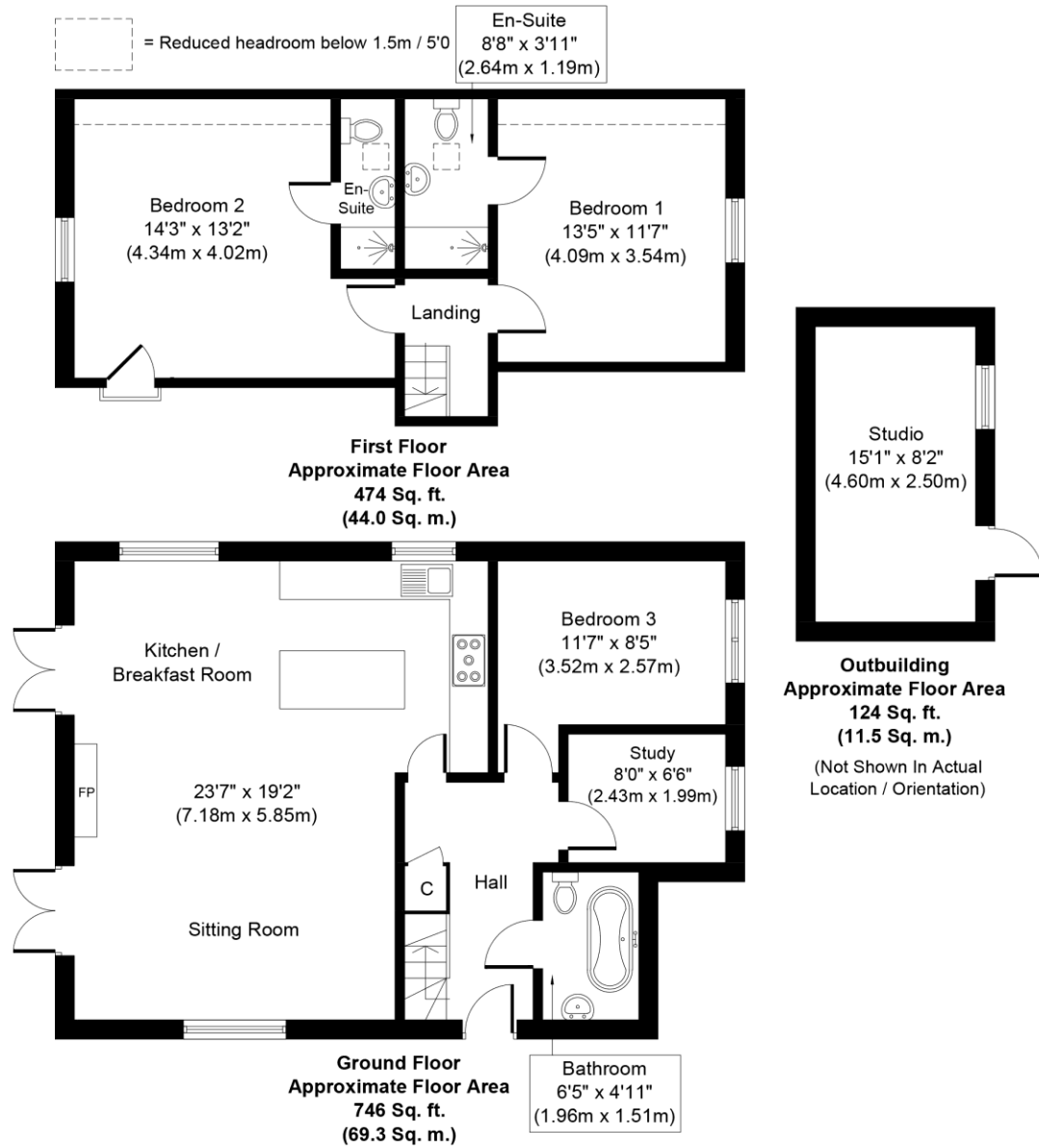
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS:

VIEWING: Strictly by prior appointment 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.





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.

