

DAVID  
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Sawyers

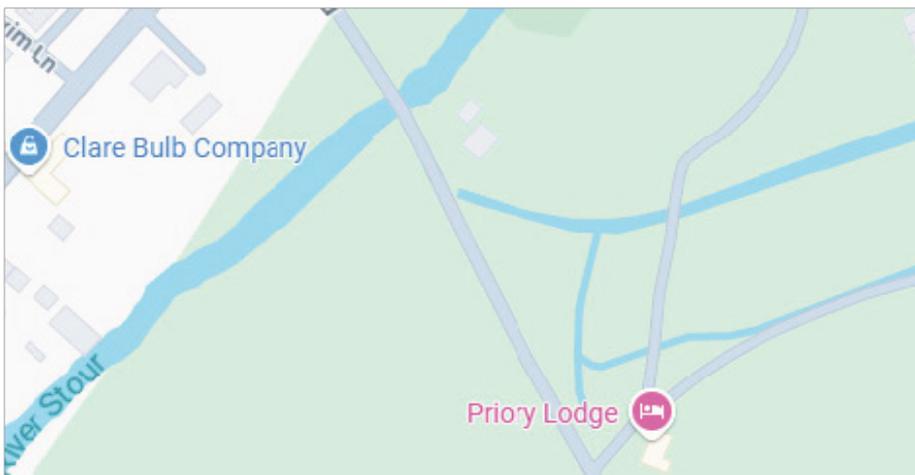
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Clare, Suffolk

# Sawyers Stoke Road, Clare, Suffolk

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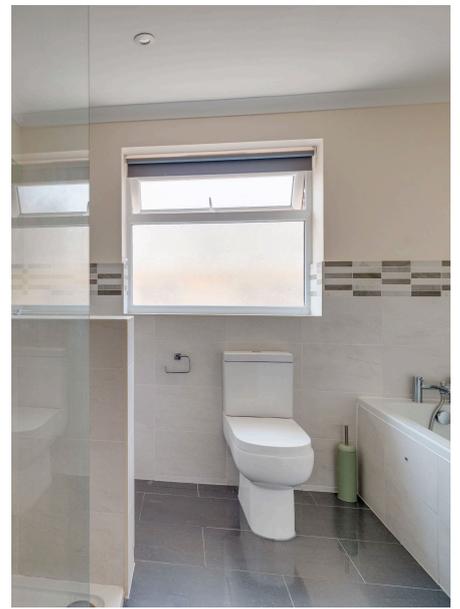
A spacious and well presented modern four bedroom semi-detached family home situated within a short walk of Clare's amenities, enjoying off-road parking for multiple vehicles, secure gated driveway, garage and low maintenance rear gardens.



- Spacious and well presented
- Modern four bedroom family semi-detached home
- Within a short walk of Clare's amenities
- Off-road parking for multiple vehicles
- Secure gated driveway
- Garage
- Low maintenance rear gardens

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BURR

Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



## INTERIOR

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The property is of fairly recent construction and enjoys generous living accommodation with a high specification finish including oak skirting boards, doors, thresholds and staircase as well as a comprehensive open-plan kitchen/breakfast room comprising a range of wall and base units under a quartz/granite worktop with a range of integrated appliances including a fridge/freezer, dishwasher, double oven and electric hob. Plenty of space for dining table and chairs. Sliding doors open to the terrace. Door to UTILITY ROOM with a further range of wall and base units under worktop with inset sink, space and plumbing for a washing machine and door leading out. The downstairs enjoys a generous RECEPTION ROOM with oriel window to the front aspect. A staircase with understairs storage, further storage cupboard in the front hall and stair case leading to the first floor.

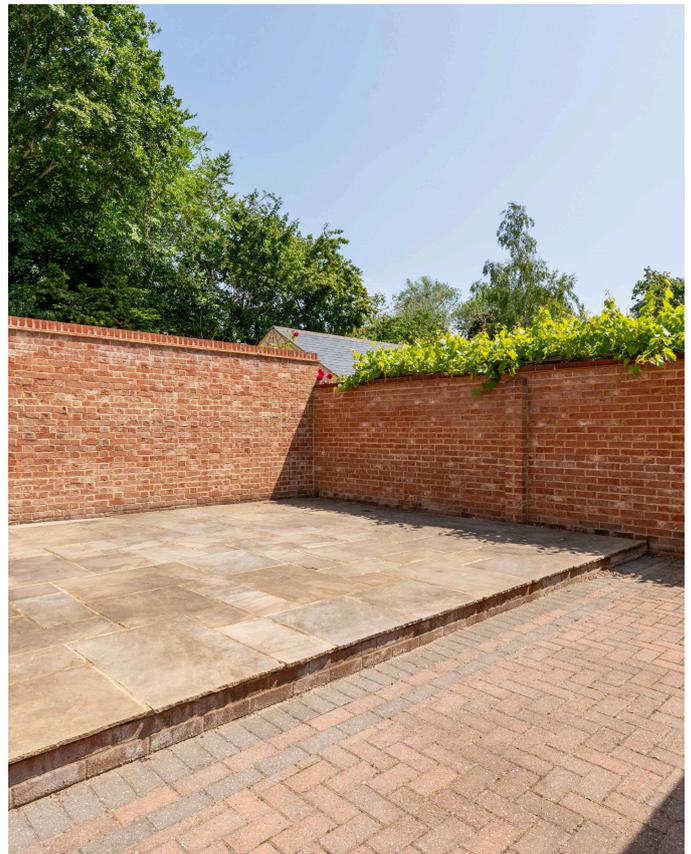
### FIRST FLOOR

A generous landing area providing access to FOUR DOUBLE BEDROOMS the foremost of which has an En-Suite comprising tiled shower cubicle, vanity sink unit and WC. Extensively tiled walls and flooring and a generous FAMILY BATHROOM comprising a walk-in shower cubicle, separate panelled bath, WC, vanity sink and extensively tiled walls and flooring.

## EXTERIOR

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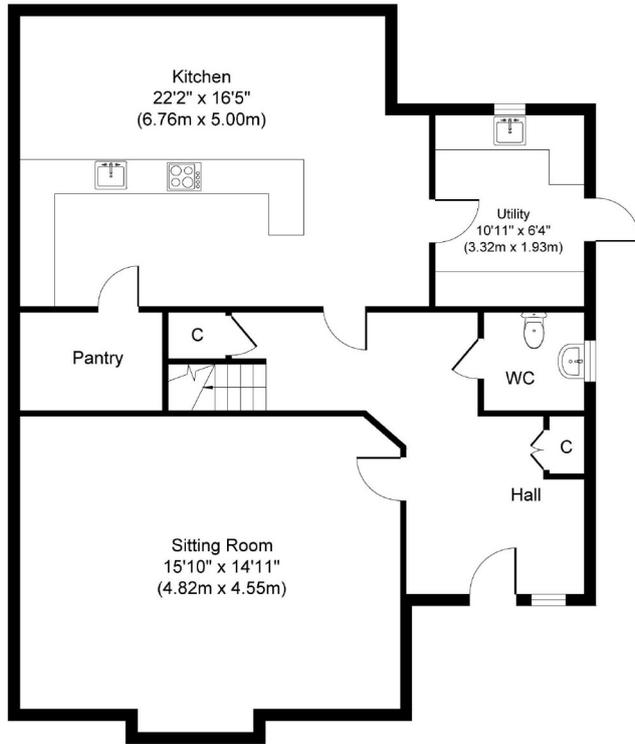
The property enjoys off-road parking for multiple vehicles with a secure pair of six foot gates leading to a brick paved driveway, in turn leading to the GARAGE with light and power connected and personal door leading out. The rear low maintenance garden enjoys a southerly aspect.



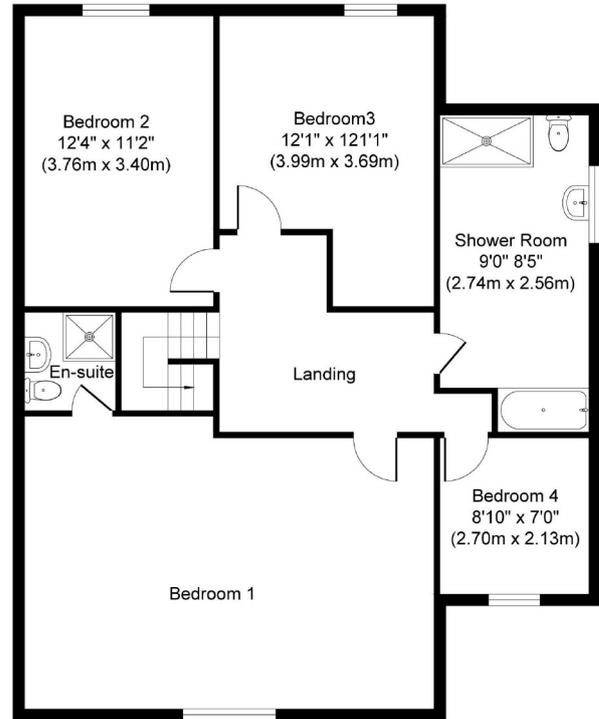
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# Floorplan



**Ground Floor**  
Approximate Floor Area  
1130 sq. ft  
(104.98 sq. m)



**First Floor**  
Approximate Floor Area  
1146 sq. ft  
(106.48 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.

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Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

# 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 church. 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. 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: E. £2,741.44 per annum.

PROPERTY POSTCODE: CO10 8NS.

EPC: Band A.

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.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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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**Bury St Edmunds**  
01284 725525  
[bury@davidburr.co.uk](mailto:bury@davidburr.co.uk)

**Holiday lets**  
01787 888698  
[support@davidburrholidaylets.co.uk](mailto:support@davidburrholidaylets.co.uk)

**Newmarket**  
01638 669035  
[newmarket@davidburr.co.uk](mailto:newmarket@davidburr.co.uk)

**Castle Hedingham**  
01787 463404  
[hedingham@davidburr.co.uk](mailto:hedingham@davidburr.co.uk)

**Leavenheath**  
01206 263007  
[leavenheath@davidburr.co.uk](mailto:leavenheath@davidburr.co.uk)

**Woolpit**  
01359 245245  
[woolpit@davidburr.co.uk](mailto:woolpit@davidburr.co.uk)

**Clare**  
**01787 277811**  
[clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

**Long Melford**  
01787 883144  
[melford@davidburr.co.uk](mailto:melford@davidburr.co.uk)

**London SW1**  
0207 839 0888  
[london@davidburr.co.uk](mailto:london@davidburr.co.uk)

[davidburr.co.uk](http://davidburr.co.uk)