DAVID BURR



24 Pask Way

Clare, Suffolk

24 Pask Way
Clare, Sudbury, Suffolk CO10 8FJ

Positioned off of one of Suffolk's most charming high streets, this attractive two-bedroom terraced home offers a lovely blend of modern living and everyday practicality, with well-proportioned accommodation overlooking a greensward further benefiting from a private enclosed garden with gated access and the added convenience of parking. Thoughtfully arranged throughout, the property provides a welcoming space that would be equally suited to first-time buyers, young professionals or those looking to downsize.

Downstairs, a spacious living room provides a comfortable setting to relax or entertain, while the kitchen is well-equipped with an integrated gas hob, washing machine, oven and fridge, making it a practical space for everyday cooking. A handy downstairs WC adds to the convenience of the home. Upstairs, the main bedroom benefits from a sash window to the front of the property overlooking the greensward, alongside useful built-in storage, while a generous second bedroom and family bathroom complete the first floor.

Outside, the easily accessible garden offers a pleasant spot to enjoy a morning coffee, unwind in the sunshine or entertain friends and family.



DAVID BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 2.
- Reception Rooms: 1.
- Bathrooms: 1,
- Allocated parking for two vehicles.
- Services: Mains water, electricity. Gas-fired heating. Mains drainage.
- EPC: Band C.
- Communication Services: Broadband. Yes. Speed up to 1800 mpbs download and 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 https://checker.ofcom.org.uk/.

- Council Tax: Band C. £2,090.20 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

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.

USEFUL INFORMATION

Towns and Villages

Sudbury (9 miles)
Bury St Edmunds (16 miles)
Newmarket (16 miles)
Cambridge (27 miles)

Pubs and Restaurants

The Globe, Clare
The Swan, Clare
Mughal Knight, Clare
The Weeping Willow, Bury St Edmunds
The Queen's Head, Hawkedon

Schooling

Clare Community Primary School
Stour Valley Community School
Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (27 miles)

Train Stations

Sudbury (9 miles)
Bury St Edmunds (16 miles)
Audley End (17 miles)
Cambridge (17 miles)

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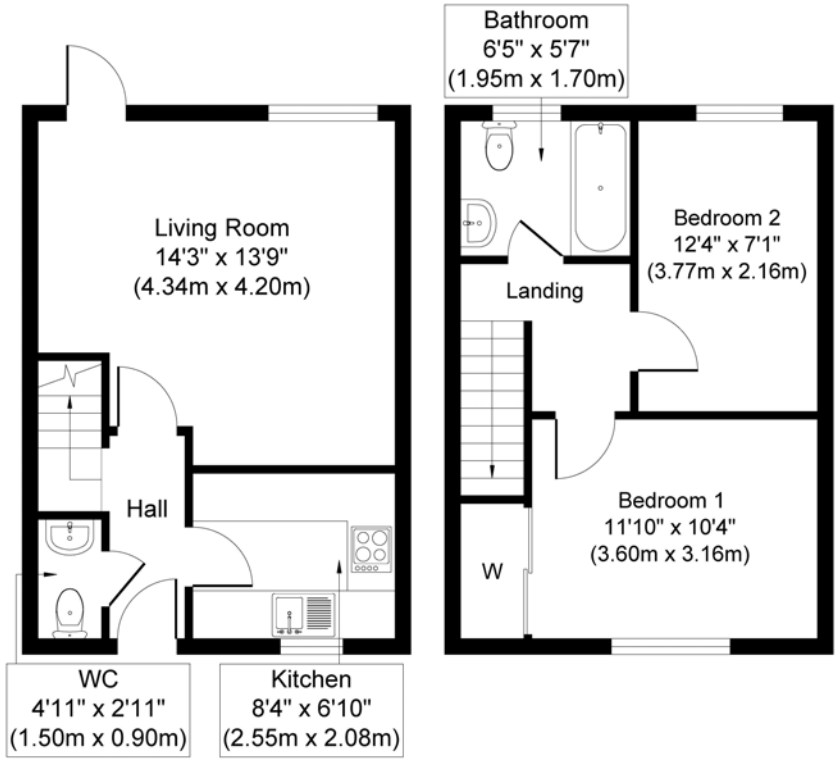








FLOORPLAN



Ground Floor
Approximate Floor Area
316 sq. ft
(29.34 sq. m)

First Floor
Approximate Floor Area
316 sq. ft
(29.34 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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DAVID BURR
Telephone 01787 277811
Email clare@davidburr.co.uk



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk