DAVID BURR



1 Station Road

Clare, Suffolk

1 Station Road
Clare, Sudbury, Suffolk CO10 8NJ

A delightful period cottage occupying a convenient position close to the heart of Clare, offering two-bedroom accommodation, a private rear garden and excellent potential for improvement. Ideally placed for enjoying the town's amenities and the nearby Clare Country Park, this attractive home will appeal to buyers seeking a character property they can update and personalise to their own taste.

The accommodation begins with a welcoming Sitting Room, situated at the front of the cottage and enjoying natural light through the front-facing window. Continuing through the property, the Kitchen is positioned to the rear and is fitted with a range of wall and base units under worktop, with space and plumbing for a cooker, fridge and dishwasher.

On the first floor, the landing provides access to two bedrooms. The Bathroom is also located on this level and benefits from a skylight, bringing in natural daylight and enhancing the sense of space.

To the rear, the property enjoys a private, enclosed garden, with attractive brick wall boundaries adding character and definition to the outdoor space. Offering plenty of scope for creating a pleasant seating area or outdoor entertaining space, it provides a lovely spot to unwind during the warmer months. A garden shed is also included, offering convenient storage for tools and outdoor equipment.

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Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 2.
- Reception Rooms: 1.
- Bathrooms: 1.
- Services: Mains water, electricity. Gas-fired heating. Mains drainage.
- EPC: Band D.
- Communication Services: Broadband. Yes. Speed up to 1000 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 B. £1,828.92 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

Situated on Station Road, the cottage is ideally positioned for making the most of everything Clare has to offer. This sought-after market town boasts a charming mix of independent retailers, cafés, traditional pubs and everyday amenities, all set against a backdrop of attractive historic buildings. For those who enjoy the outdoors, Clare Country Park is just out of the front door, providing beautiful riverside and countryside walks. With its blend of local character, amenities and access to the surrounding Suffolk countryside, Clare remains a highly desirable place to call home.

USEFUL INFORMATION

Towns and Villages

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

Pubs and Restaurants

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

Schooling

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

Train Stations

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

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TOWELS

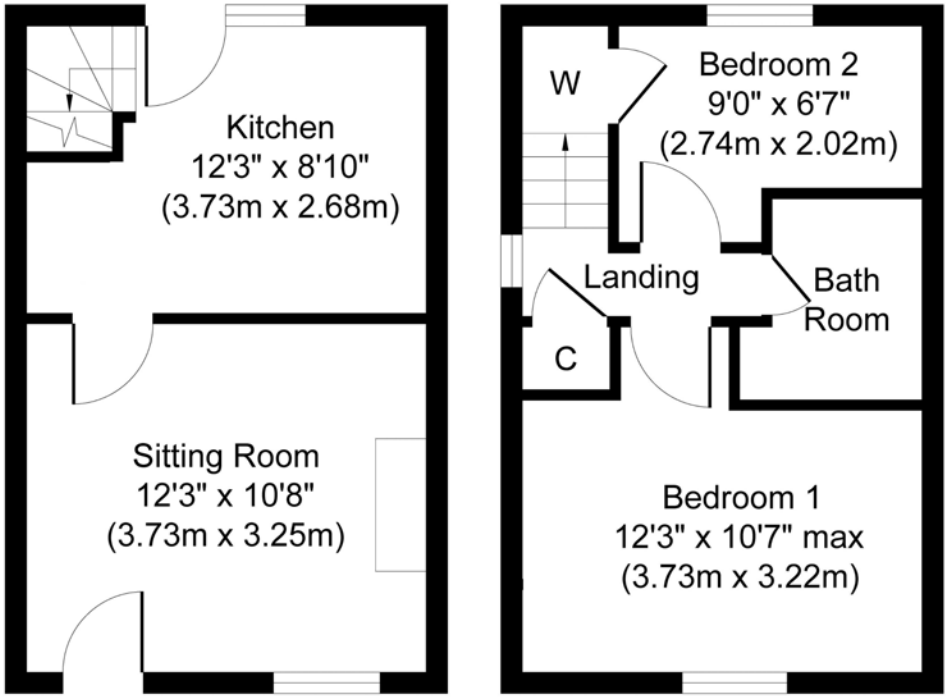








FLOORPLAN



Ground Floor
Approximate Floor Area
242 sq. ft
(22.49 sq. m)

First Floor
Approximate Floor Area
242 sq. ft
(22.49 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