



**Clarecote,  
Bradfield St. Clare, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# CLARECOTE, BRADFIELD ST. CLARE, SUFFOLK. IP30 0EF

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This spacious detached home occupies an exceptional setting with far reaching field views yet with quick access to the Cathedral town of Bury St. Edmunds. The versatile accommodation is further complemented by **OFF-ROAD PARKING**, detached **DOUBLE GARAGE/WORKSHOP** and large established garden. **In all about 0.6 acres. NO ONWARD CHAIN.**

## A spacious detached home enjoying field views within a large garden.

**ENTRANCE HALL:** 14'2". With a 9ft. high ceiling, picture rail and pine door opening to:-

**SITTING/DINING ROOM:** With views over the rear garden. Finished with a 9ft. high ceiling, picture rail and a log burning stove on a slate hearth. Opening to:-

**SITTING/FAMILY ROOM:** A light room with views over the garden, 9ft ceiling height, picture rail, fireplace with elegant marble surround and display/book shelving to side.

**KITCHEN:** A light room with an extensive range of modern units and extensive worktops incorporating a single drainer sink unit. Large **PANTRY/STORE CUPBOARD.** Space/point for a range cooker with fitted extractor over. Plumbing for dishwasher and washing machine. Door to garden.

**BATHROOM:** A spacious room with bath including a separate shower over, heated towel rail, WC and wash hand basin.

**LEAN-TO/STORE:** A practical addition, utilised for spare fridge/freezers, boots, logs etc. With views over the garden and door opening to terracing.

**BEDROOM:** A light room with two picture windows and views over the garden. Built-in double wardrobe with storage above. 9ft. high ceiling and picture rail.

**BEDROOM:** Views over the garden, storage cupboard, 9ft. high ceiling, picture rail and staircase off.

### First Floor

**BEDROOM:** A spacious room enjoying views over the garden with paddocks and fields beyond.

### Outside

The property has the benefit of two driveways, each providing parking and one that leads to:-

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**DOUBLE GARAGE/WORKSHOP:** 23'7" x 20'. With two sets of double doors, natural light, strip lighting, extensive power points, high ceiling and personnel door to side.

To the rear there is a GLASS HOUSE which is in need of repair but nonetheless offers the basis for a usual addition. The gardens are private with neatly clipped dense hedging defining the boundaries and complementing large open expanses of lawn and terracing.

**In all about 0.6 acres.**

**SERVICES:** Main water and electricity are connected. Private drainage. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Council Tax Band: D - £2,086.39 - 2024.

**EPC RATING:** F (pre-improvements carried out by current owners).

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

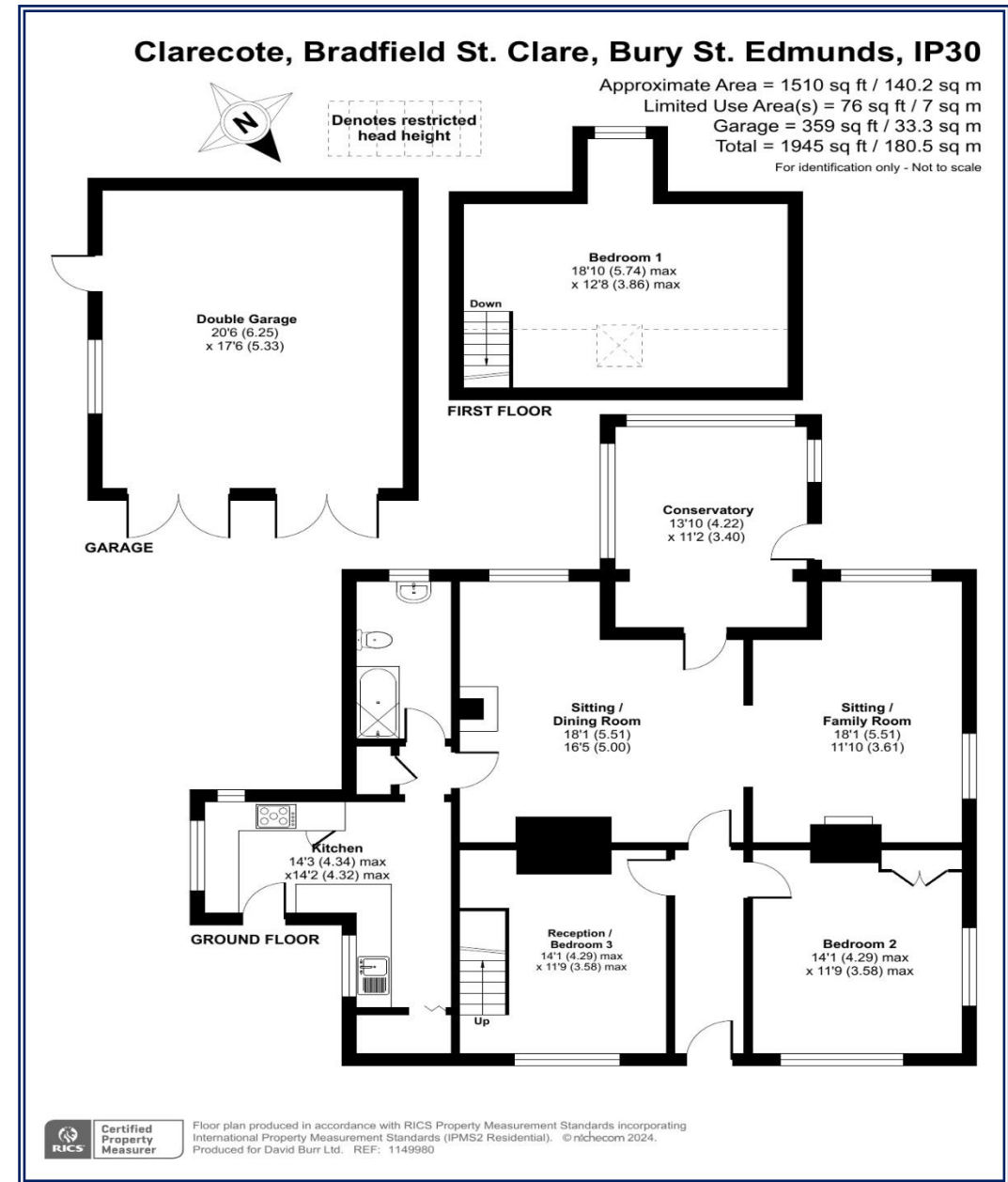
**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outside, likely (source Ofcom).

**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/>.

**WHAT3WORDS:** ///outsmart.heats.forgiven.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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 whatever 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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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346



