



**4 Bloomfield Court**  
Clare, Suffolk

**DAVID  
BURR**



# 4 Bloomfield Court, Clare, Sudbury, Suffolk CO10 8NL

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.

This charming development is situated in a quiet location set back from the High Street yet still within walking distance of the Town's amenities. Designed and built by Ellisdale, a well renowned local builder, the accommodation offers light and airy rooms, attractive gardens and allocated off road parking.

## A charming two bedroom property within a stone's throw of the town's amenities.

Entrance into:

**SITING ROOM** A spacious and light reception room with gas fireplace, bay window to the front aspect and staircase leading to the first floor with storage cupboard beneath. Door to:

**KITCHEN/BREAKFAST ROOM** Fitted with an extensive range of wall and base units under worktop with 1.5 bowl stainless steel sink with drainer inset. Integrated appliances include a Neff electric oven and grill and four ring hob with extractor over, Neff dishwasher and fridge/freezer. There is plenty of space for dining table and chairs.

**CLOAKROOM** WC and wash hand basin.

### First Floor

**MASTER BEDROOM** A spacious master bedroom with outlook to the front aspect, airing cupboard, a single and double wardrobe and En-Suite bathroom comprising panelled bath with shower attachment over, vanity sink unit, WC, heated towel rail and extensively tiled walls.

**BEDROOM 2** Double bedroom with double wardrobes, airing cupboard and En-Suite comprising tiled shower cubicle, pedestal sink unit, WC and extensively tiled walls.

### Outside

The property enjoys an allocated parking space and is approached via a charming courtyard garden with paved dining terraces bordered with a range of mature shrubbery and planting.

**TENURE:** Freehold.

**SERVICES:** Main drains, electricity and gas-fired heating.

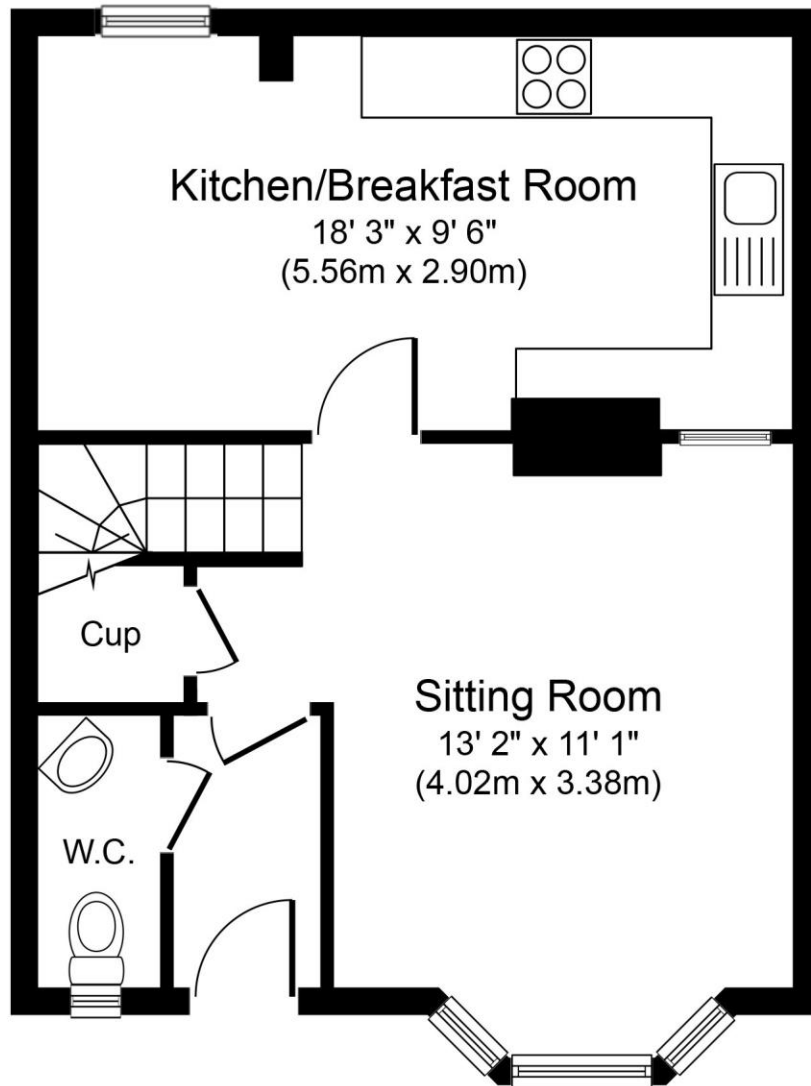
**NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council.  
Council Tax Band: C. £1,773.07 per annum.

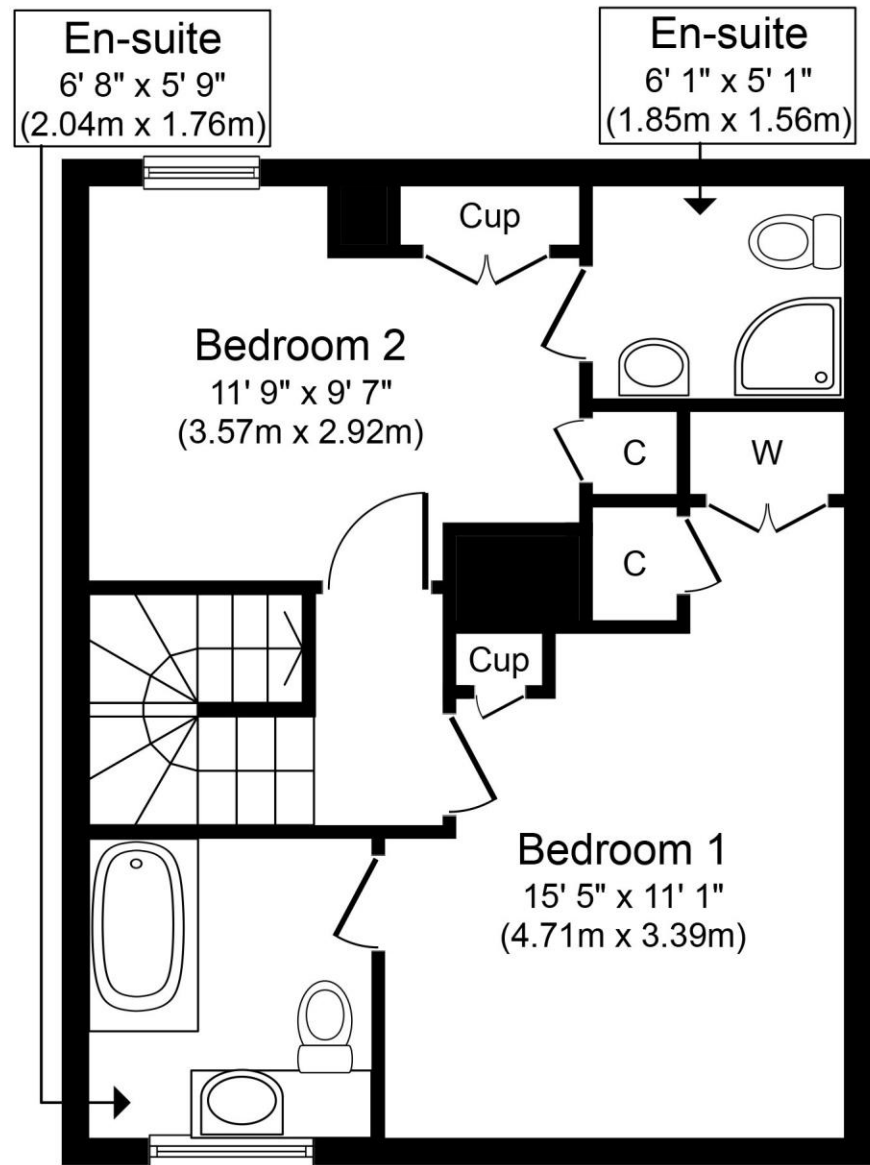
**EPC RATING:** C.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

**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.



**Ground Floor**  
**Approximate Floor Area**  
**428 sq. ft.**  
**(39.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**419 sq. ft.**  
**(38.9 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.

