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Plot 22 - The Brambling

Clare, Suffolk

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## Clare, Suffolk

One of a kind on Weavers Way, this individual newly constructed three bedroom link attached property features quality integrated appliances, flooring throughout, gardens to the front and rear, car port and EV charging point.



- Newly constructed
- Individual property design
- Three bedrooms
- Quality integrated appliances
- Flooring throughout
- Link attached
- Gardens
- Car port
- EV charging point
- 10 years NHBC warranty



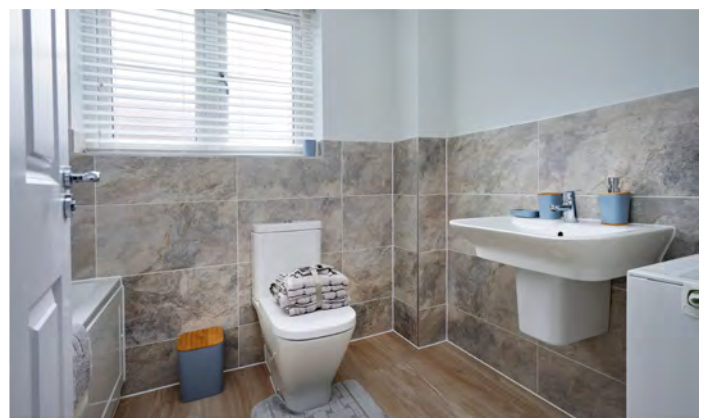
## INTERIOR

HALLWAY with staircase rising to the first floor with storage cupboard under. CLOAKROOM with WC and wash hand basin. LIVING ROOM A light and spacious reception room with outlook to the front and double doors leading to the KITCHEN/DINER. Comprehensively fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include a Bosch oven and hood, fridge/freezer, dishwasher, washing machine. Tiled floor.



### FIRST FLOOR

LANDING With airing cupboard and access to the roof space. BEDROOM 1 A double bedroom with fitted wardrobe and window to the front aspect. En-Suite comprising a tiled shower cubicle, pedestal sink unit and WC. BEDROOM 2 With views to the front and rear. BEDROOM 3 with built-in cupboard and views to the rear aspect. BATHROOM Stylishly fitted with a panelled bath with shower over, pedestal sink unit and WC. Extensively tiled walls and floor.

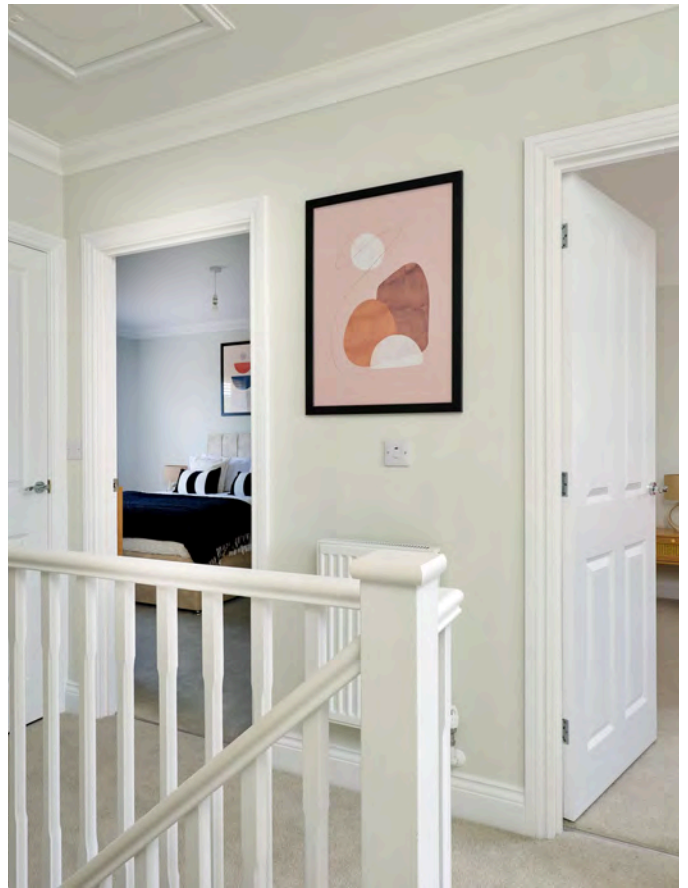


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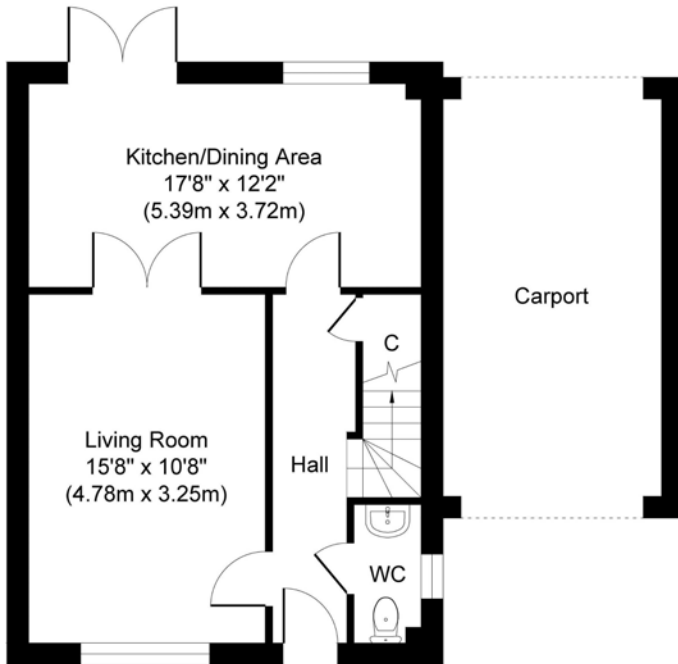
Telephone 01787 277811  
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## EXTERIOR

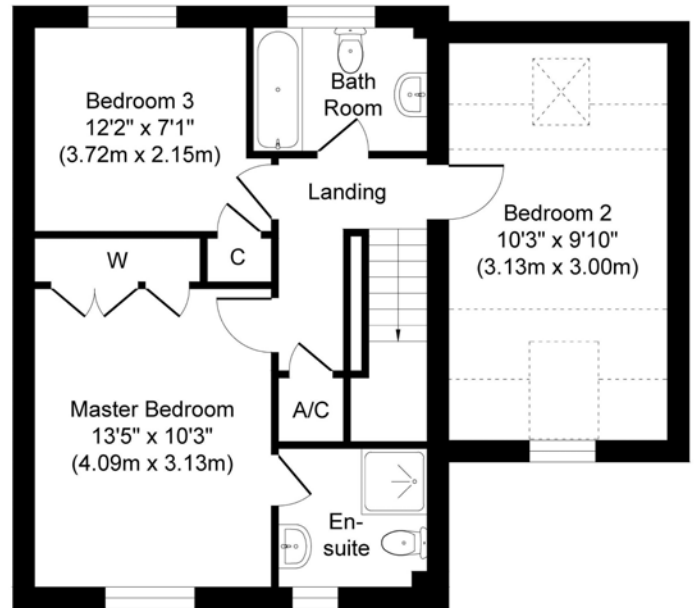
The property is approached via a paved pathway leading to the front of the property with a small lawned garden area to either side. A gateway within the car port leads to the rear garden which is laid to lawn. Car port with an EV charging point.



# Floorplan



**Ground Floor**  
**Approximate Floor Area**  
**445 sq. ft**  
**(41.34 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**576 sq. ft**  
**(53.51 sq. m)**

**Total Floor Area 1021 sq.ft**

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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# Site Plan



# 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. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

**Telephone:** 01284 763233.

**PROPERTY POSTCODE:** CO10 8FR

**TENURE:** Freehold.

**SERVICE CHARGE:** £220.00 per annum.

**WARRANTY:** 10 year NHBC warranty.

**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.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None.

**FLOOD RISK:** None.

**ACCESSIBILITY ADAPTIONS:** None.

**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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