

DAVID
BURR



Plot 27 - The Robin

Clare, Suffolk

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A spacious Georgian style newly constructed four bedroom detached property featuring quality integrated appliances, flooring throughout, gardens to the front and rear, double garage, off-road parking and an EV charging point.



- Newly constructed
- Four bedrooms
- Spacious open-plan Kitchen/Dining Area/Family room
- Quality integrated appliances
- Fireplace with woodburner inset
- Flooring throughout
- Detached
- Gardens
- Double garage
- Off-road parking
- EV charging point
- 10 years NHBC warranty

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Email clare@davidburr.co.uk

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 window to the front aspect, feature inglenook fireplace with Herald woodburner inset, double doors open onto the **FAMILY ROOM** an expansive open-plan area with French doors leading out to the garden, opening up to the **KITCHEN/DINING AREA** fitted with a range of wall and base units under silestone worktops with sink inset and central preparation island. Integrated appliances include x 2 Bosch ovens, a wide ceramic hob and hood, dishwasher and fridge/freezer. **UTILITY ROOM** with a further range of wall and base units and plumbing for a washing machine and tumble dryer. **STUDY** with outlook to the front.

FIRST FLOOR

LANDING With airing cupboard and access to the roof space. **BEDROOM 1** A double bedroom with spacious fitted wardrobe and window to the rear aspect. En-Suite comprising a tiled shower cubicle, pedestal sink unit and WC. **BEDROOM 2** With double fitted wardrobe and views to the front. En-Suite comprising a tiled shower cubicle, pedestal sink unit and WC. **BEDROOM 3** With double wardrobes and views to the front aspect. **BEDROOM 4** with fitted wardrobe and views to the rear aspect. **BATHROOM** Stylishly fitted with a panelled bath with shower over, pedestal sink unit and WC.

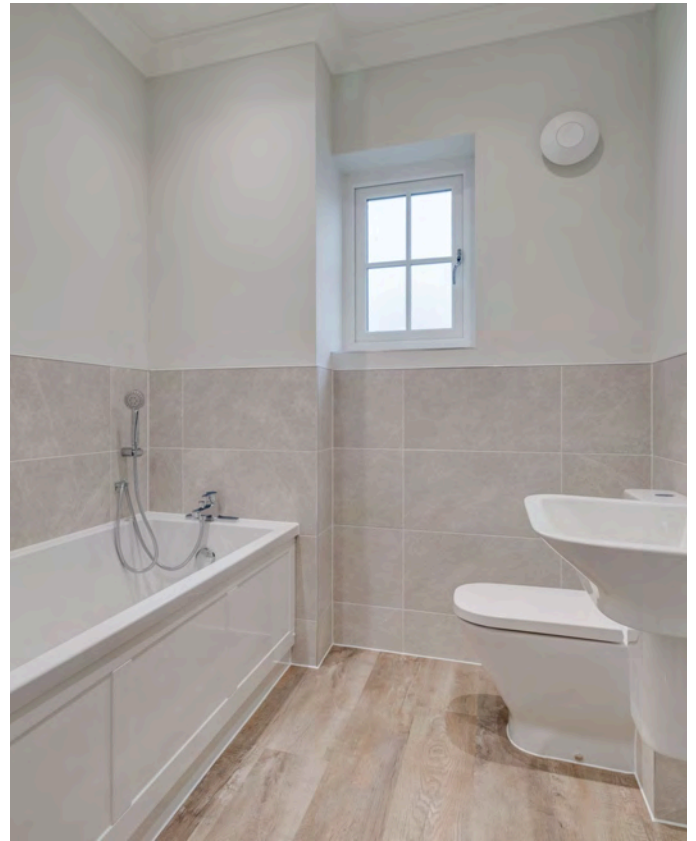


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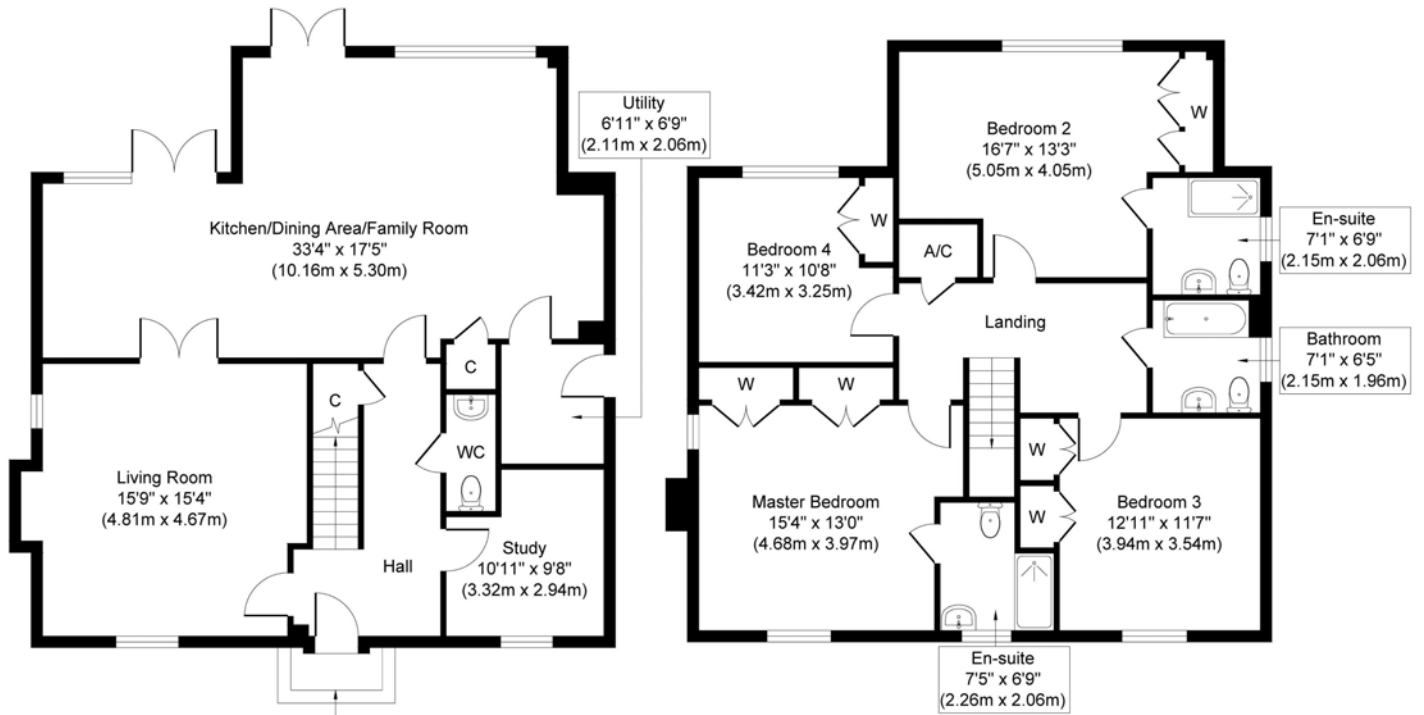
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EXTERIOR

The property is approached via a paved pathway leading to the front of the property with a small lawned garden area to either side. DOUBLE GARAGE with up and over doors, light and power connected. EV charging point. The rear garden is accessed via a gateway to the side of the property which is mainly laid to lawn.



Floorplan



Total Ground Floor Area 2048 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. Gas-fired heating. Air source heat pump supplying underfloor heating to ground floor only. **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.

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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