



Plot 2, The Sandpiper
Weavers Way, Clare, Suffolk

**DAVID
BURR**

An exclusive collection of traditional 2, 3 and 4 bedroom houses and bungalows by Denbury Homes.

Discover the Denbury Difference

Our Hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come. These energy efficient homes are designed for modern living, featuring elegant exteriors that blend in with the local community, and contemporary interior design to suit every lifestyle. However, its not about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five star rating from the House Builders Federation, meaning 90% of our homebuyers would recommend us to a friend. Denbury homes was born amidst stunning East Anglian landscape, which has inspired artists for generations. We ensure everything we build reflects the beauty of this special place that you'll love to call home.

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.

Weavers Way

Weavers Way is one of the latest developments from the respected local builder, Denbury homes. The development contains a mixture of traditional 2, 3 and, 4 bedroom houses and bungalows incorporating energy-efficiency, designed for modern living, featuring elegant exteriors that blend in seamlessly into existing towns and villages, and contemporary interior design to suit every lifestyle.

Kitchen and living areas feature a modern design, creating light-filled spaces to entertain or simply unwind in. Whilst on-site parking and EV charging points provide added convenience – making Weavers Way the ideal residence for modern living.

A deposit of £1,000.00 is required to be paid, on reservation, subject to contract, with 14 days cooling off period upon payment.



Plot 2, The Sandpiper, Weavers Way, Clare, Sudbury, Suffolk CO10 8PJ

An exclusive collection of traditional 2, 3 and 4 bedroom houses and bungalows incorporating energy-efficiency, designed for modern living situated within the attractive and historic market town of Clare. Ready to move into now, the property offers approximately 1,734 sq ft of living accommodation with the added benefit of private parking for two vehicles and a single garage. The property will be finished to a high standard including Bosch oven, hob, hood and stylish bathrooms with the added benefit of underfloor heating to the ground floor, and thermostatically controlled radiators to the first floor and an electric car charging point and a 10 year NHBC warranty.

A four bedroom detached home with off-road parking and single garage by Denbury Homes.

Entrance into:

HALLWAY: A generous hallway with staircase leading to the first floor with storage cupboard beneath, outlook to the rear and doors to:

LIVING ROOM: A generous double aspect reception room with French doors leading to the rear and feature fireplace with log burning stove inset.

KITCHEN/BREAKFAST ROOM: Comprehensively fitted with a range of wall and base units under Granite or Quartz worktop* with sink inset. Integrated appliances include Bosch oven and hood, Bosch fridge/freezer and dishwasher. Plenty of space for dining table and chairs. French doors leading out. Porcelanosa wall tiles and flooring*.

STUDY: A generous and versatile room, ideally utilised as a study or optional children's play room with outlook to the front.

CLOAKROOM: With WC and wash hand basin. *Choice of Porcelanosa wall tiles.

First Floor

LANDING: With storage cupboard, airing cupboard, outlook to the rear and rooms off:

BEDROOM 1: A generous dual aspect bedroom with double wardrobes with **En-Suite** comprising tiled shower cubicle, pedestal sink unit, WC and a choice of Porcelanosa wall tiles*.

BEDROOM 2: A further double generous bedroom with outlook to the rear and En-Suite comprising tiled shower cubicle, pedestal sink unit and WC. *Choice of Porcelanosa wall tiles*.

BEDROOM 3: A further double bedroom with built-in wardrobe and outlook to the front.

BEDROOM 4: With built-in wardrobe and outlook to the front.

BATHROOM: Comprising a panelled bath with shower over, pedestal sink unit, WC and choice of Porcelanosa wall tiles*.

AGENT'S NOTE: *Subject to the property build stage upon reservation. Photographs are for illustrative purposes only and are taken from The Shire, Farriers Walk, Cheveley.

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Outside

Upon completion the front gardens will be landscaped and turfed and the rear garden will be cleared, rotivated and top soiled. All gardens will feature an outside tap and the property enjoys detached garage an EV charging point and two allocated parking spaces.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump supplying underfloor heating to ground floor only with thermostatically controlled radiators to the first floor. EV charging point. **NOTE:** None of these services have been tested by the agent.

SERVICE CHARGE: £220.00 per annum.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

TENURE: Freehold.

TERMS AND CONDITIONS:

Warranty

10 year NHBC warranty.

Deposit

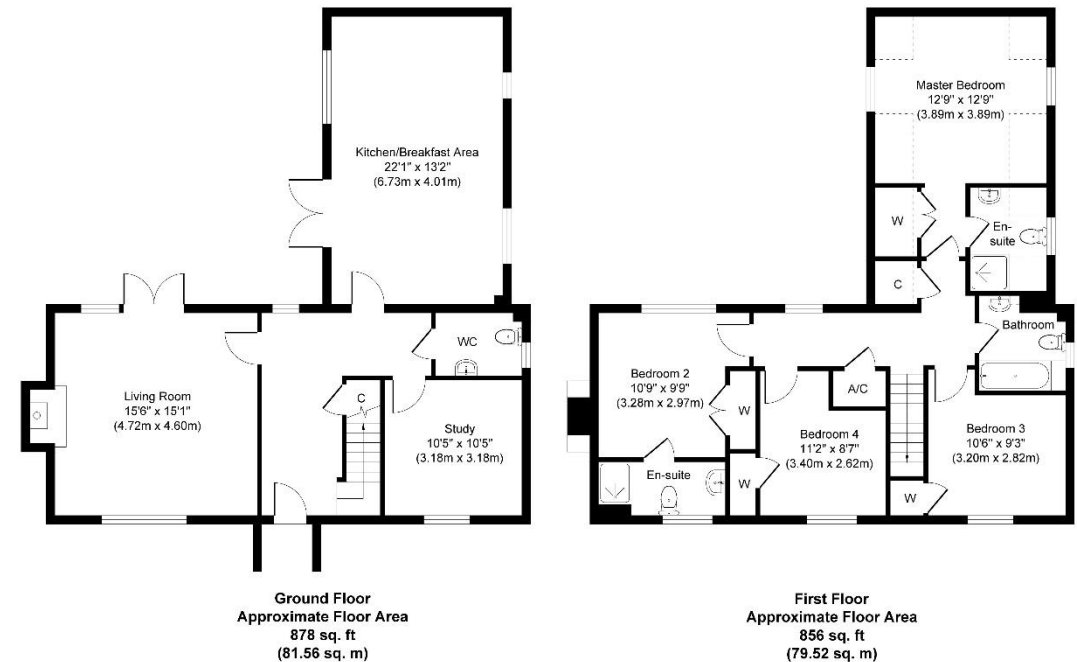
A deposit of £1,000.00 is required to be paid, on reservation, subject to contract, with 14 days cooling off period upon payment.

Reservation

On reservation, David Burr will require details of the purchaser's solicitor who must be instructed immediately.

VIEWING: Strictly by prior appointment 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.



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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DENBURY
HOMES


WELCOME TO
Weavers Way

2 Bedroom Homes

 The Chaffinch
Plots 3(h), 4(h), 43, 44 & 45

3 Bedroom Homes

 The Redwing
Plots 23, 38, 39, 40, 41 & 42(h)

 The Goshawk
Plots 5(h), 33, 34(h), 36,
37(h), 46 & 49(h)

 The Brambling
Plot 22

 The Fieldfare
Plots 1, 21, 35(h), 47(h) & 48

 The Swift (b)
Plots 28(h), 29 & 30

4 Bedroom Homes

 The Kingfisher
Plots 24(h) & 50

 The Woodpecker
Plots 26, 51 & 52(h)

 The Sandpiper
Plot 2

 The Robin
Plots 25, 27 & 32(h)

 The Kestrel
Plots 31 & 53



To Town Centre/Haverhill

To Cavendish/Sudbury

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature.



 Affordable Rented

 Shared Ownership

-  Swale
-  Wildflower areas
-  Existing trees/vegetation
- (b) Bungalow
- (h) Handed

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SPECIFICATION:-

Kitchen:

- Electric Bosch oven, ceramic hob and hood.
- Bosch fridge/freezer and dishwasher.

Electrical:

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen, dining, snug/social, family areas and all wet rooms.

Plumbing:

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

Joinery:

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Fitted wardrobes where indicated

Tiling:

- Kitchen – Porcelanosa wall tiles between worktop and wall cupboards
- Kitchen – Porcelanosa floor tiles
- Bathroom – Porcelanosa wall tiles at half-height all round
- En-Suite – Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin
- En-Suite – With bath – Porcelanosa wall tiles at full height to shower cubicle and half height all round
- Cloakroom – Porcelanosa wall tiles to splashback above hand basin

Other Items:

- Loft light
- Front garden landscaped and turfed
- Rear garden landscaped and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots*

****The FTT provided is a closed network service provided by nominated suppliers only.**



Photographs selected from The Shire, Farriers Walk, Cheveley – For illustrative purposes only

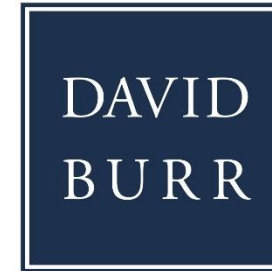


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DENBURY
HOMES

Our homes are designed to blend seamlessly into existing towns and villages, but we know its more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity or our support of local groups and charities, we are as committed as ever to creating a legacy that lasts for generations to come.



From a rural country house, period townhouses to new homes, David Burr is a full service agency powered by a suite of first-rate marketing as standard. Dynamic, independent and bespoke. Providing an extensive coverage across Suffolk, Cambridgeshire and north Essex they cater for all client's sales, lettings, holiday lettings, valuation, development and investment needs.

For sales enquiries, contact David Burr:

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