

DAVID
BURR



21 Bailey Lane

Clare, Suffolk

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Situated in a quiet cul-de-sac location this generously proportioned and well presented two bedroom semi-detached bungalow is located within a short walk of the town's amenities and within very close proximity to Clare Country Park.



- Situated in a quiet cul-de-sac location
- Generously proportioned and well presented
- Short walk of the town's amenities
- Close proximity to Clare Country Park

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

The property is accessed via a corridor entrance HALLWAY with several storage cupboards and access to the roof space and rooms off. The PRINCIPAL BEDROOM is a generous double bedroom with outlook to the front aspect, whilst the second bedroom is also overlooking the front. The property features a UTILITY ROOM alternatively used as a large storage cupboard. To the rear, the property enjoys a spacious SITTING ROOM with outlook to the rear gardens and a serving hatch leading through to the KITCHEN with pantry and storage cupboards and a range of wall and base units under worktop with stainless steel sink inset, a new boiler and door leading to the rear garden. BATHROOM with panel bath, WC and pedestal sink unit.



EXTERIOR

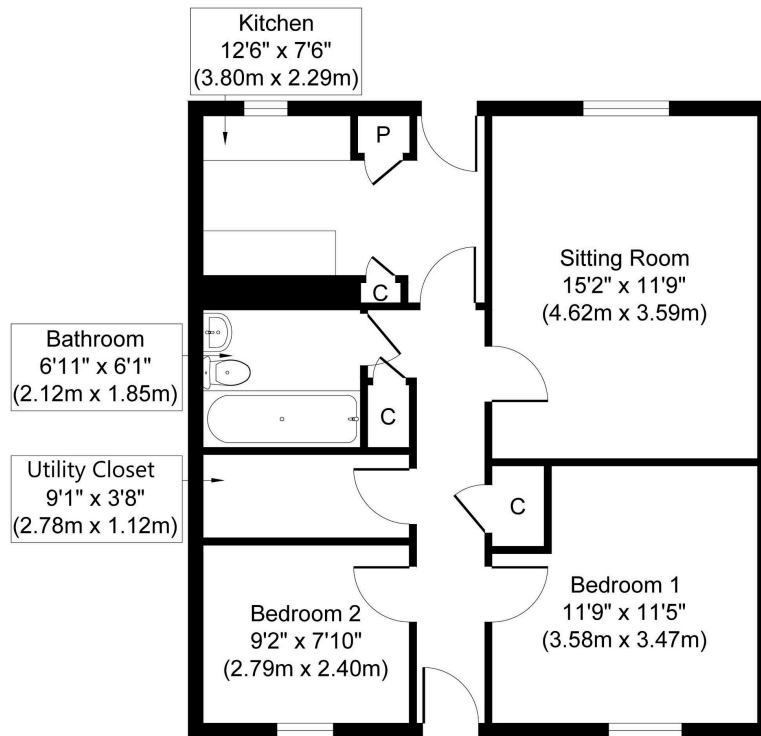
To the front, the property enjoys areas of traditional grass interspersed with mature flower beds and shingled areas with pathway leading to the front door. To the rear, the property enjoys low-maintenance gardens with an enclosed seating area, ideal for Al Fresco entertaining, fledgling flowerbeds, garden shed and a brick storage shed. Gated access leading out.



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Floorplan



Approximate Floor Area
659 sq. ft
(61.26 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.

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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 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 private drainage/mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: B. £1,744.56 per annum.

PROPERTY POSTCODE: CO10 8PP.

EPC: Band TBC.

TENURE: Freehold.

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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

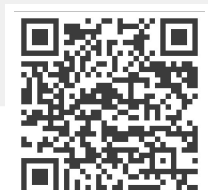
FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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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