

DAVID
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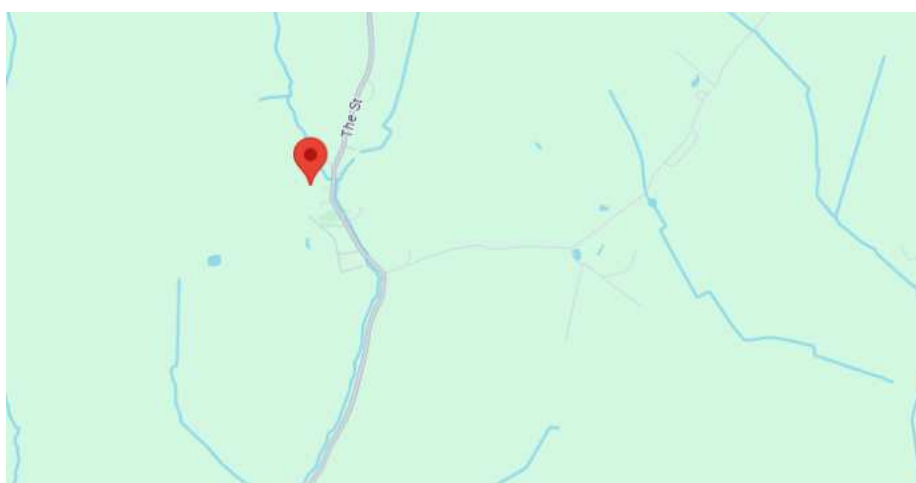
Badgers

Poslingford, Suffolk

Badgers, The Street

Poslingford, Suffolk

An attractive three bedroom detached Victorian house with later additions is situated in a quiet spot in this pocket sized, Suffolk Village within a short drive to amenities. The property enjoys off-road parking for multiple vehicles and garage with light and power connected, and charming gardens.



- Attractive three bedroom detached Victorian home
- Quiet village location
- Within a short drive to amenities
- Off-road parking for multiple vehicles
- Garage
- Charming gardens
- Countryside walks

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INTERIOR

Entrance into HALLWAY with brick tiled flooring and doors to a charming DINING ROOM with staircase leading to the first floor, oriel window to the front, plenty of space for dining table and chairs and door opening to the KITCHEN comprehensively fitted with a range of wall and base units under worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include a Bosch double oven and four ring electric induction hob, dishwasher, under counter fridge, breakfast bar and door to the UTILITY ROOM with a further range of wall and base units under worktop, UPVC stable door leading to the rear, space and plumbing for a washing machine and housing for the boiler. Another prominent reception room is the SITTING ROOM with a further oriel window to the front, charming log burning stove set upon a brick hearth with oak bressummer and a door leading out to the GARDEN ROOM with views across the garden and French doors leading out. SHOWER ROOM comprising a walk-in shower, WC, pedestal sink unit and extensively tiled walls and flooring.



FIRST FLOOR

The property comprises THREE BEDROOMS, two of which are generous double rooms, the foremost of which enjoys dual aspect views and a range of built-in wardrobes with further built-in wardrobes in the second bedroom and built-in cupboard in the third which also enjoys third aspect views.

LANDING this spacious landing could be used as a study area with large linen closet and airing cupboard.

BATHROOM comprising panelled bath with shower attachment over, pedestal sink unit and WC.



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EXTERIOR

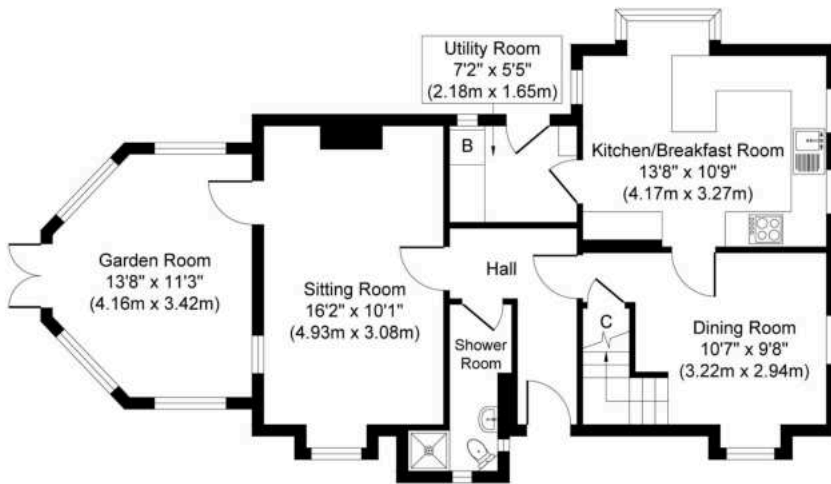
Approached via a gravel driveway providing parking and turning for multiple vehicles, in-turn leading to the GARAGE with light and power connected. The walled garden features a gate providing access to the charming rear gardens which are paved and decked. The dining terrace is set adjacent to an area of traditional lawn interspersed with mature trees, planting, flower beds and offering complete privacy with rear access to the garage. Outbuildings include a garden shed and brick-built outhouse housing a tumble dryer and freezer. A further gate leads through to a pathway, providing access back to the front parking area.



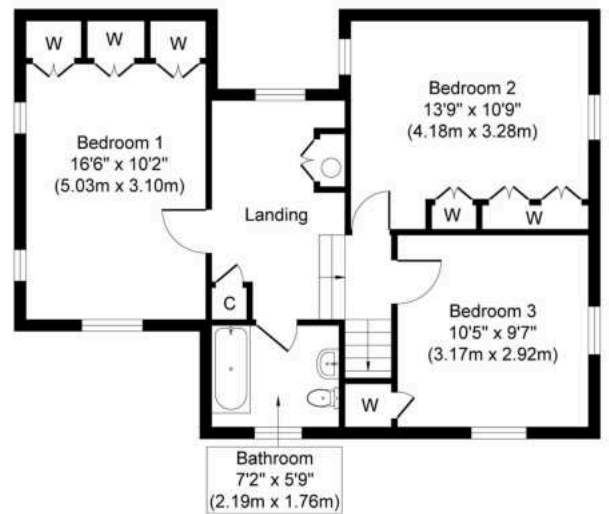
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Floorplan



Ground Floor
Approximate Floor Area
757 sq. ft
(70.32 sq. m)



First Floor
Approximate Floor Area
621 sq. ft
(57.68 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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Poslingford, Suffolk

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities schooling and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-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: E. £2,741.44 per annum.

PROPERTY POSTCODE: CO10 8RA.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 71 mpbs download, up to 18 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.

ASBESTOS/CLADDING: None known.

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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