



JAMIE WARNER
— ESTATE AGENTS —



10 Church Park, Stoke By Clare, Sudbury, CO10 8JB

Guide Price £315,000

- Three Generous Bedrooms
- Useful Outbuildings
- Beautiful Garden
- Two Spacious Reception Rooms
- Modern Bathroom Suite
- Overlooking the Local Park and Fields
- Attractive Kitchen
- Central Heating
- Must Be Viewed

10 Church Park, Sudbury CO10 8JB

Nestled in the sought-after village of Stoke by Clare, this beautifully presented family home offers a generously spacious layout. Boasting three double bedrooms, a classic ground floor design with two reception rooms, and a charming kitchen opening to convenient outbuildings. Enjoy the picturesque views overlooking the local park and expansive open fields. Step into the well-maintained landscaped garden and revel in its beauty and size.



Council Tax Band: B



Entrance Hall

An inviting entrance hall awaits with a window overlooking the serene local park, a built-in cupboard, and a cozy radiator. Step inside to explore all ground floor rooms and ascend the stairs to the first floor.

Dining Room

12'0" x 12'3"

Elegantly adorned with a decorative fireplace set in an ornate surround, the dining room boasts a window overlooking the lush garden. Stay cosy with a radiator adding warmth to this inviting space.

Sitting Room

10'11" x 12'8"

Boasting a front-facing window with picturesque views of the local park, this charming room showcases a functional open fireplace and a classic radiator for added comfort.

Kitchen

7'7" x 12'8"

Featuring a coordinated array of base and eye-level units, this kitchen boasts round-edged worktops, a 1+1/2 bowl sink unit with a single drainer and mixer tap, integrated fridge, and dishwasher. Ample space is available for a cooker, complemented by an extractor hood above. The window offers a picturesque view of the garden, while tiled flooring ties the space together seamlessly. A door leads to the outhouse, utility and WC.

Outhouse

The outhouse is a convenient space, ideal for storage and practical use. One door opens to a WC, while another leads to a useful utility room at the rear - (2.05m x 2.89m) 6'8" x 9'5". Inside, you'll discover plumbing for appliances, connected power and light, as well as a water softener. Sunlit windows brighten the space naturally. There is an access door leading to the garden.

Utility Room

6'8" x 9'5"

Butler style sink, plumbing for washing machine, space for freezer and tumble dryer, two windows to side.

Store

The store runs along the side of the property with doors at either end, one leads to the front garden and the other leads to the rear garden.

Landing

Front-facing window with views of the charming local park, the landing provides access to all rooms on the first floor.

Bedroom 1

12'5" x 11'0"

Generously sized main bedroom with a window overlooking the rear garden, a charming feature fireplace, fitted triple wardrobes, and a radiator.

Bedroom 2

9'1" x 11'4"

This spacious double bedroom features a rear window offering garden views and includes a radiator for added comfort.

Bedroom 3

6'9" x 17'2"

A generously sized space featuring a window overlooking the picturesque local park and a cozy radiator for added comfort.

Bathroom

Featuring a sleek three-piece suite, this bathroom is designed for luxury. Step into the panelled bath with an electric shower over, complemented by a mixer tap and glass screen. You'll find a chic vanity wash hand basin with a mixer tap and a low-level WC. Stay cosy with the heated towel rail and enjoy the

natural light from the window to the rear. The tiled flooring adds a touch of elegance to this inviting space.

Outside

At the front of the property, a lush lawn garden greets you, guiding your steps to the entrance door. A pathway leads the way, while a convenient side gate grants access to the store. On the opposite side, another gate leads to the expansive rear garden. Here, discover a spacious area with an inviting Pergola offering a covered spot for relaxation. The garden features vast greenery, accentuated by a charming vegetable patch. Towards the rear, a variety of fruit trees completes this picturesque outdoor sanctuary.

Viewings

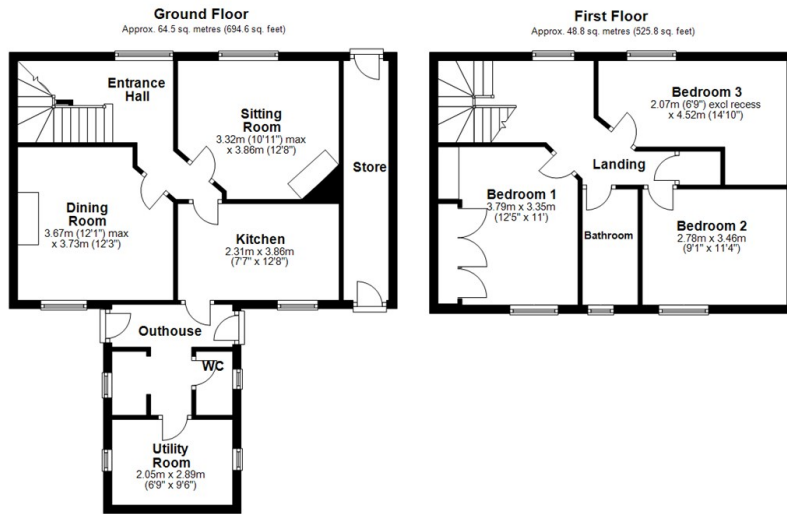
By appointment with the agents.

Special Notes

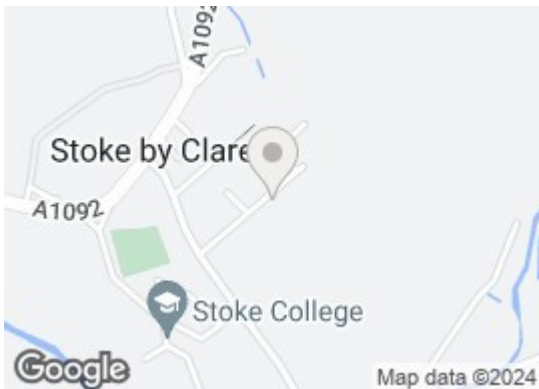
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 113.4 sq. metres (1220.4 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

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