



**19 Church Street
Stoke By Clare, Suffolk**

**DAVID
BURR**



19 Church Street, Stoke By Clare, Sudbury, Suffolk CO10 8HP

Stoke by Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, post office, shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the small market town of Clare.

A charming Grade II Listed two bedroom cottage situated in the heart of the village with views of the church and Stoke College. The property offers a delightful blend of period features whilst also benefiting from a large rear garden.

A charming Grade II Listed cottage situated in the heart of the village with views to the church and Stoke College.

Entrance into:

SITTING ROOM: Of double aspect with exposed characterful beams, inglenook fireplace with inset multi-fuel burner. Stairs lead to the first floor with storage cupboard under.

DINING ROOM: With window to the front aspect, exposed beams, brick flooring and inglenook fireplace, an opening leads through to the:

KITCHEN: With a range of wall and base units under worktop with a stainless steel sink inset and cupboard housing the hot water cylinder. Appliances include an electric oven, four ring hob with extractor fan and fridge. Space and plumbing for a washing machine. French doors open to the garden to the rear.

First Floor

BEDROOM 2/DRESSING ROOM: Located on the landing this spacious room with exposed character beams and window to the front aspect. Stairs rise to the **ATTIC ROOM** currently utilised for storage, but could ideally provide further bedroom space, whilst a door leads to:

BATHROOM: Roll top bath with shower attachment over, WC, wash hand basin and heated towel rail.

Second Floor

MASTER BEDROOM: Of double aspect with exposed beams and feature brick chimney breast.

Outside

The property is approached directly from the pavement adjacent to the greensward serving the church and Stoke College. To the rear of the property is a large cottage style garden, with garden shed. The garden is mainly laid to lawn with mature trees and shrubs interspersed. Parking is available to the front of the property.

SERVICES: Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A.

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

COUNCIL TAX BAND: C. £1,901.88 per annum.

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TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 60 mbps download, up to 14 mbps upload.

Phone Signal: Yes. Provider: Coverage is limited.

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 phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

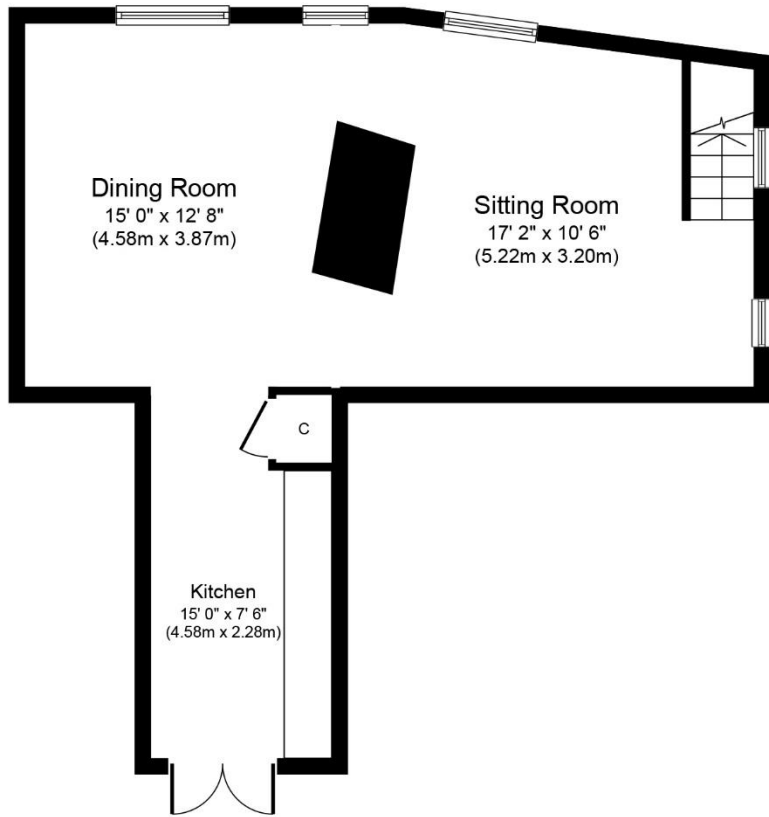
RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

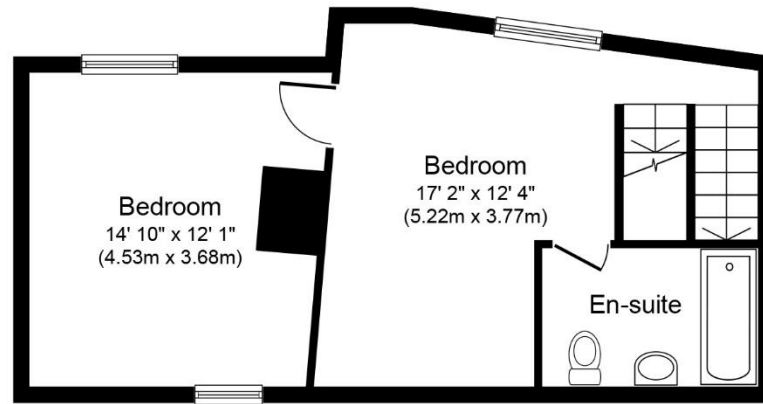
VIEWING: Strictly by prior appointment only through DAVID BURR.

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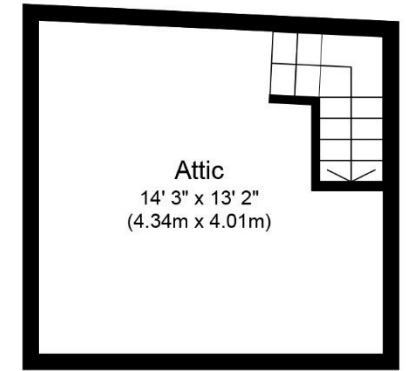




Ground Floor
Approximate Floor Area
554 sq. ft.
(51.5 sq. m.)



First Floor
Approximate Floor Area
413 sq. ft.
(38.4 sq. m.)



Second Floor
Approximate Floor Area
191 sq. ft.
(17.8 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.

