



**3 George's Cottages**  
**Stoke By Clare, Sudbury, Suffolk**

**DAVID  
BURR**



# 3 George's Cottages, 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 well presented end of terrace Grade II Listed three bedroom property with garden and garage located in the highly regarded village of Stoke By Clare convenient for local amenities.

## A three bedroom Grade II Listed property with garden and garage, situated in the highly regarded village of Stoke By Clare, convenient for local amenities.

Entrance into:

**KITCHEN/DINING ROOM:** Located to the front of the property and extensively fitted with a range of wall and base units under granite worktop with Aga cooker, walk-in pantry and space and plumbing for a washing machine, and fridge/freezer. Plenty of space for dining table and chairs. Through to the:

**LIVING ROOM:** With feature brick fire place, wood flooring and stairs to the first floor. Through to:

**FAMILY ROOM:** A lovely bright room with built-in storage/home office and French doors leading out to the terrace.

### First Floor

**BEDROOM 1:** A double room with views to the rear, wood floors and built-in storage cupboards. **En-Suite** comprising WC, wash hand basin and part-tiled corner shower.

**BEDROOM 2:** With views to the front of the property.

**BEDROOM 3/DRESSING ROOM:** With views to the front of the property and built-in storage. Through to:

**FAMILY BATHROOM:** Suite comprising panel bath, shower, WC, wash basin, heated towel rail and part-tiled walls.

### Outside

To the rear the garden is an extensive terrace with some areas of mature trees and shrubs, ideal for entertaining. There is also a **GARAGE** to the rear of the property with additional storage and power and light.

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

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

**COUNCIL TAX BAND:** D. £2,150.18 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Wood frame.

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## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 71 mbps download, up to 18 mbps upload.

**Phone Signal:** Yes. Provider: Signal 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/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None.

**FLOOD RISK:** None.

**ACCESSABILITY 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





**Ground Floor**  
**Approximate Floor Area**  
**890 sq. ft.**  
**(82.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**705 sq. ft.**  
**(65.5 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.

