



**16 The Street
Stoke By Clare, Suffolk**

**DAVID
BURR**



16 The Street , Stoke By Clare, Sudbury, Suffolk CO10 8HR

Stoke By Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, community 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 market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.

A charming and beautifully presented Grade II Listed 16th Century cottage situated in the heart of this well served and popular Suffolk village. The property offers a range of original character features such as exposed beams, and fireplace and is complimented by a spacious modern kitchen and stylish bathroom and further benefits from off road parking, pretty gardens and a Summerhouse.

A charming Grade II Listed 16th Century cottage in the heart of the village with off road parking and pretty gardens.

Entrance into the:

REAR HALL With pamment tiled flooring, storage cupboards and door to:

KITCHEN/BREAKFAST ROOM A spacious part vaulted kitchen with a range of wall and base units under solid worktop with butler sink inset. Integrated appliances include an electric double oven and hob with extractor over whilst there is space and plumbing for a dishwasher and space for a fridge/freezer. With pamment tiled flooring, plenty of space for a dining table and chairs and door to the garden.

SITTING ROOM A spacious and characterful reception room with exposed beams and brickwork and featuring a fireplace with a log burning stove inset upon a raised slate hearth. Sash window to the front, storage cupboard (formally the front entrance) and large chimney recess. Staircase with storage under to the first floor.

CLOAKROOM With WC, wash hand basin, space and plumbing for a washing machine and housing the boiler.

First Floor

LANDING With staircase to the second floor and rooms off.

BEDROOM 2 A spacious double bedroom with exposed beams and brickwork, oak floorboards and sash window to the front aspect.

BEDROOM 3 With exposed beams and brickwork, oak floorboards, built in wardrobe and casement window to the rear.

BATHROOM Stylishly fitted with a free-standing roll top bath with ball and clawed feet with shower over. Pedestal sink unit, WC, heated towel rail.

Second Floor

BEDROOM 1 Spacious bedroom with roof windows to the rear, eaves storage, space in the chimney recess' and **En-suite** with WC and wash hand basin.

OUTSIDE The property is approached via a pair of Suffolk gates providing off road parking for multiple vehicles. The gardens are pretty and feature an area of traditional lawn with a range of box hedging, flower beds and trees and several Cotswold stone dining areas. Further features include a charming brick retaining wall, a **Summerhouse** with light and power connected and several storage sheds.

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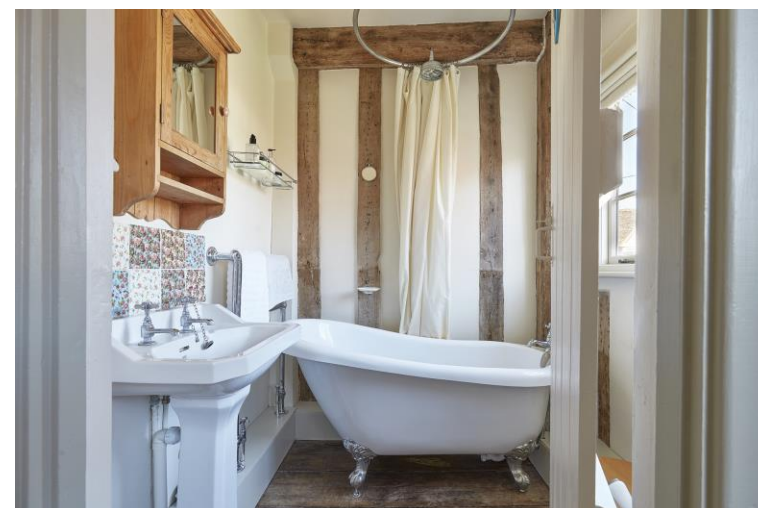
SERVICES: Main drains, electricity and oil-fired heating.

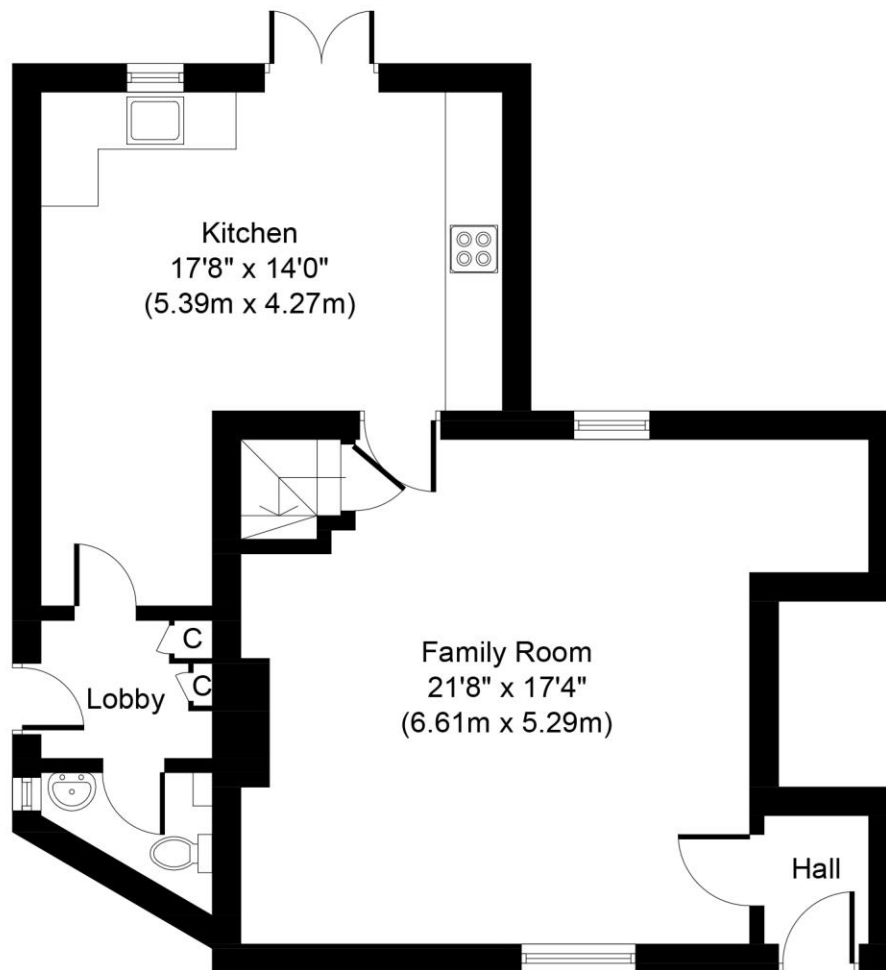
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233. Council Tax Band: D - £1,957.81.

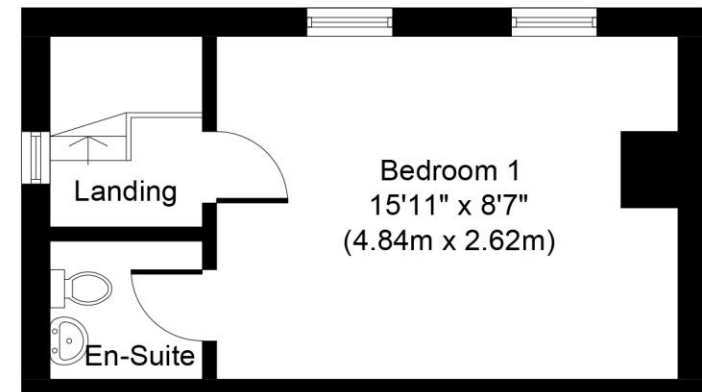
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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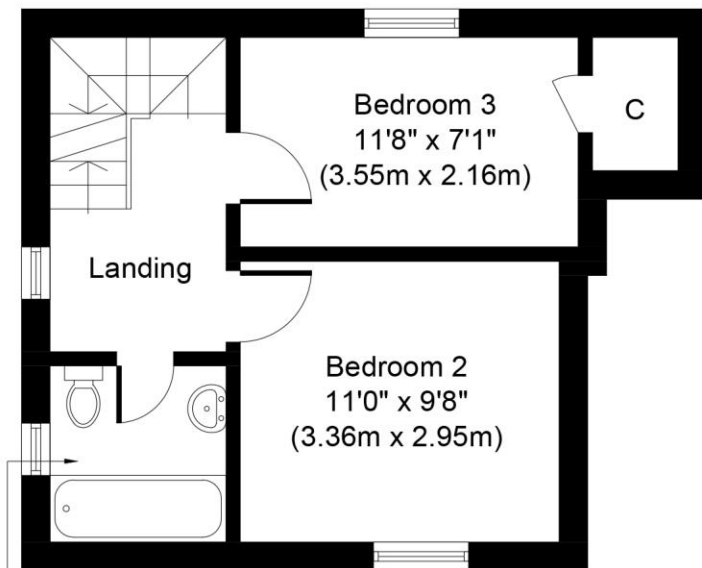




Ground Floor
Approximate Floor Area
636 Sq. ft.
(59.1 Sq. m.)



Second Floor
Approximate Floor Area
256 Sq. ft.
(23.8 Sq. m.)



First Floor
Approximate Floor Area
326 Sq. ft.
(30.3 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. 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.

