



Jay House
Stoke By Clare, Suffolk

DAVID
BURR

Jay House, Chapel Street, Stoke By Clare, Sudbury, Suffolk CO10 8HT

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 spacious four bedroom detached house situated in a village location with off-road parking, integral garage and expansive gardens, backing onto countryside. The property is finished to a high specification and enjoys all of the luxuries associated with a modern house.

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Entrance into:

ENTRANCE HALLWAY: With staircase rising to the first floor. Storage cupboards and rooms off.

KITCHEN/BREAKFAST ROOM: Comprising a range of wall and base units under a granite worktop with 1.5 bowl ceramic sink inset. Integrated appliances include electric oven, microwave, hob and dishwasher. Whilst there is space for an American style fridge/freezer and plenty of space for dining table and chairs. French doors leading to the terrace.

SITTING ROOM: A generous reception room featuring a brick chimney with log burning stove inset, set upon a stone hearth.

DINING ROOM: With plenty of space for dining table and chairs. French doors leading to the terrace.

STUDY: With outlook to the front.

UTILITY ROOM: With a further range of wall and base units, space and plumbing for a washing machine and tumble drier. Door leading to the rear.

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: With access to the roof space, airing cupboard and rooms off.

BEDROOM 1: A generous double bedroom with **En-Suite Shower Room** comprising a large tiled shower cubicle, WC, bidet, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

BEDROOM 2: Another generous double bedroom with built-in wardrobes.

BEDROOM 3: A further double bedroom with built-in wardrobes.

BEDROOM 4: A double bedroom with outlook to the front.

FAMILY BATHROOM: Comprising a panelled bath with shower attachment over, WC, separate tiled shower cubicle and wash hand basin, heated towel rail and extensively tiled walls and flooring.

Outside

The property enjoys off-road parking for several vehicles to the front and an integral garage with light and power connected. To the rear the property features a tiered Alfresco dining terrace with central flower bed retained with sleepers set adjacent an area of traditional lawn with mature trees and shrubbery interspersed, backing onto countryside.

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COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 35 mbps download, up to 7 mbps upload. **Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

EPC: TBC.

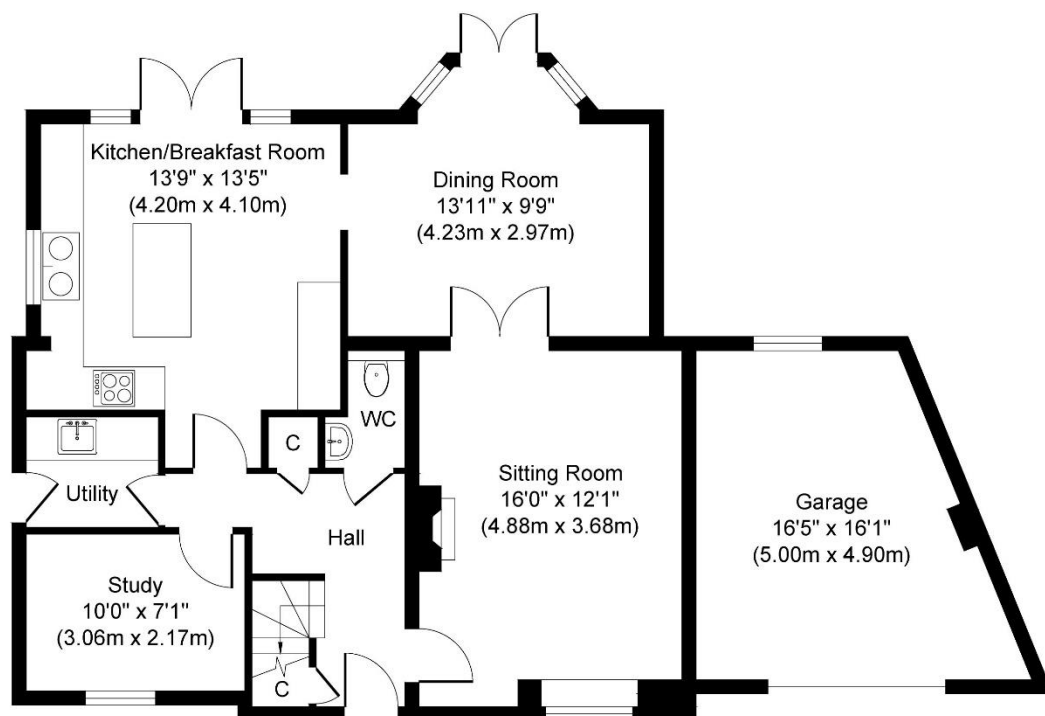
NOTE: None of the services have been tested by the agent.

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

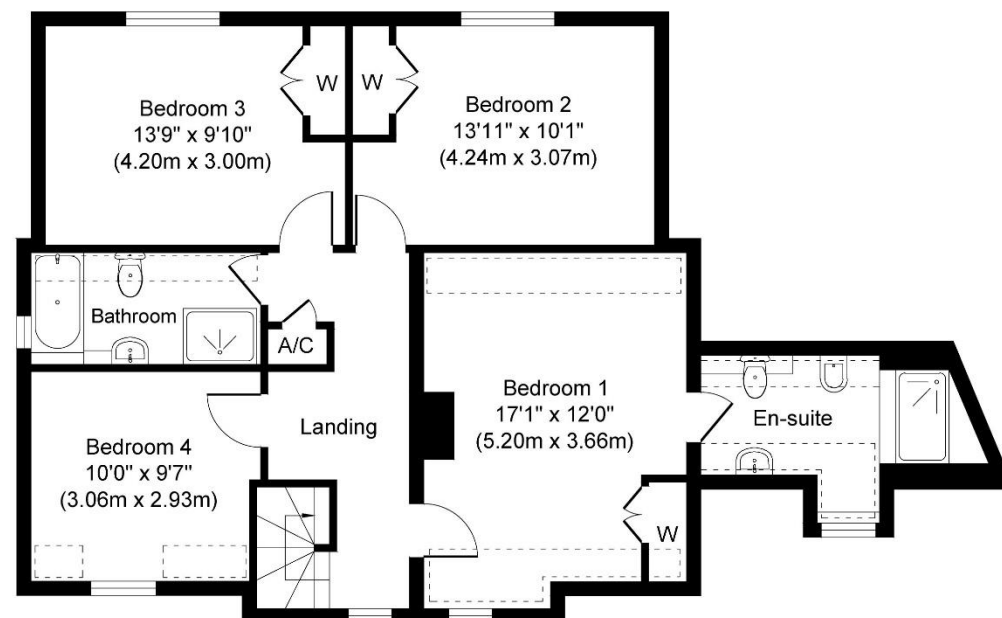
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
989 sq. ft
(91.85 sq. m)



First Floor
Approximate Floor Area
837 sq. ft
(77.75 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.

