

DAVID
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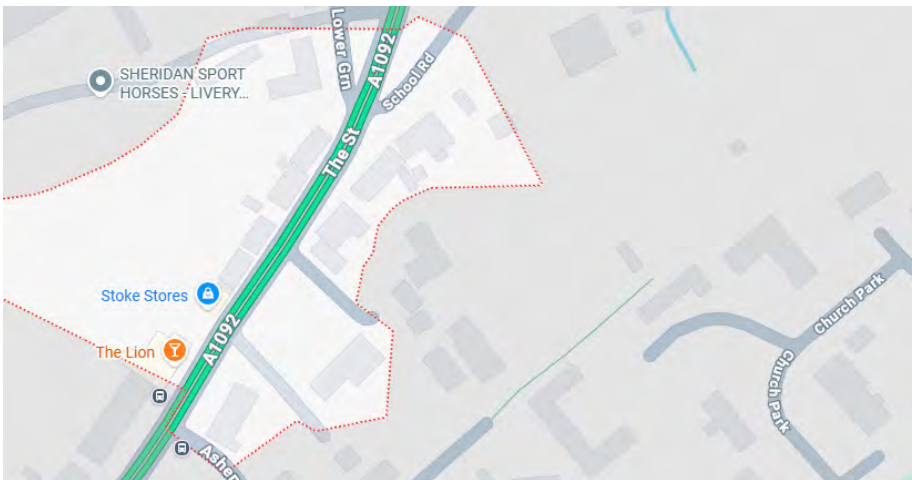
19 The Street

Stoke By Clare, Suffolk

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Stoke By Clare, Suffolk, CO10 8HP

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



- A charming Grade II Listed period property
- Two bedrooms
- Period features
- Situated in the heart of the village
- Church views
- Large rear garden

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Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

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 comprising a 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.



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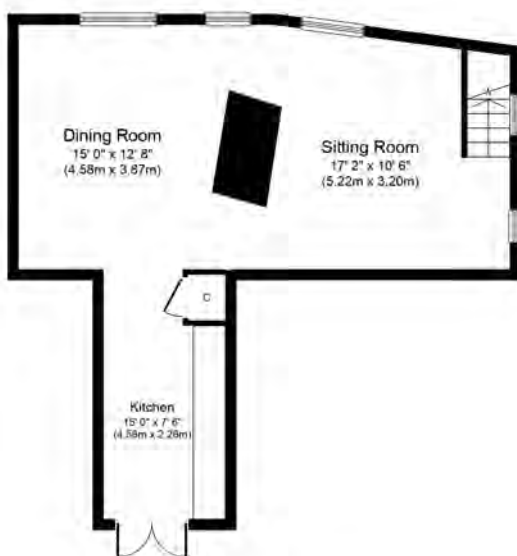
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EXTERIOR

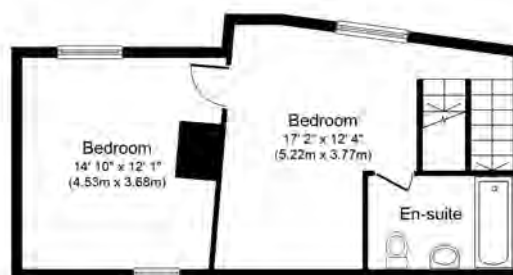
The property is approached directly from the pavement adjacent to the greensward serving the church. To the rear of the property is a large cottage style garden, with garden shed. The garden is mainly laid to lawn with mature trees and shrubs interspersed. Parking is available to the front of the property.



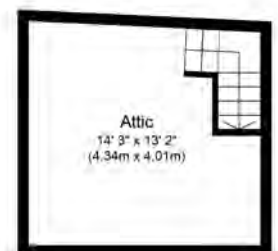
Floorplan



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.

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Stoke By Clare, Suffolk

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.



Material Information

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

EPC RATING: TBC.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. COUNCIL TAX BAND: C. £2,090.20 per annum.

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/>.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: 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.



Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk