

DAVID
BURR



The Old Post Office
Stoke By Clare, Suffolk

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The Street, Stoke By Clare, Sudbury, Suffolk CO10 8HP

This charming Grade II listed cottage is situated in a popular village location opposite the village green. The property, which was refurbished and re-thatched in 2009, displays many original period features with heavy exposed oak timbers complemented by a modern kitchen and bathroom, with the added benefit of off-street parking and an enclosed rear garden.



- Charming Grade II listed two bedroom cottage
- Situated in a popular Suffolk village location
- Views over the village green
- Original period features
- Modern kitchen and bathroom
- Off-street parking
- Enclosed rear garden

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INTERIOR

Entrance into SITTING ROOM A charming room enjoying a pleasant outlook to the village green to the front, whilst featuring exposed beams and oak stairs rising to the first floor with a cupboard under. KITCHEN/BREAKFAST ROOM A delightful room extensively fitted with a range of units under wooden worktops with a stainless steel sink and drainer inset. Appliances include an electric oven with four ring hob, integrated dishwasher, plumbing for a washing machine and space for a fridge/freezer whilst there is plenty of space for a dining table and chairs. A large storage cupboard features the electric boiler serving radiators. BEDROOM 2 A lovely light room overlooking the rear garden. BATHROOM Tastefully fitted with a white suite comprising a WC, wash basin, bath with shower over, extensively tiled walls and flooring and heated towel rail.

FIRST FLOOR

BEDROOM 1 An impressive room featuring a fitted wardrobe, exposed beams and view towards the village green. EN-SUITE tastefully fitted with a white suite comprising a WC, wash basin and tiled shower cubicle.

EXTERIOR

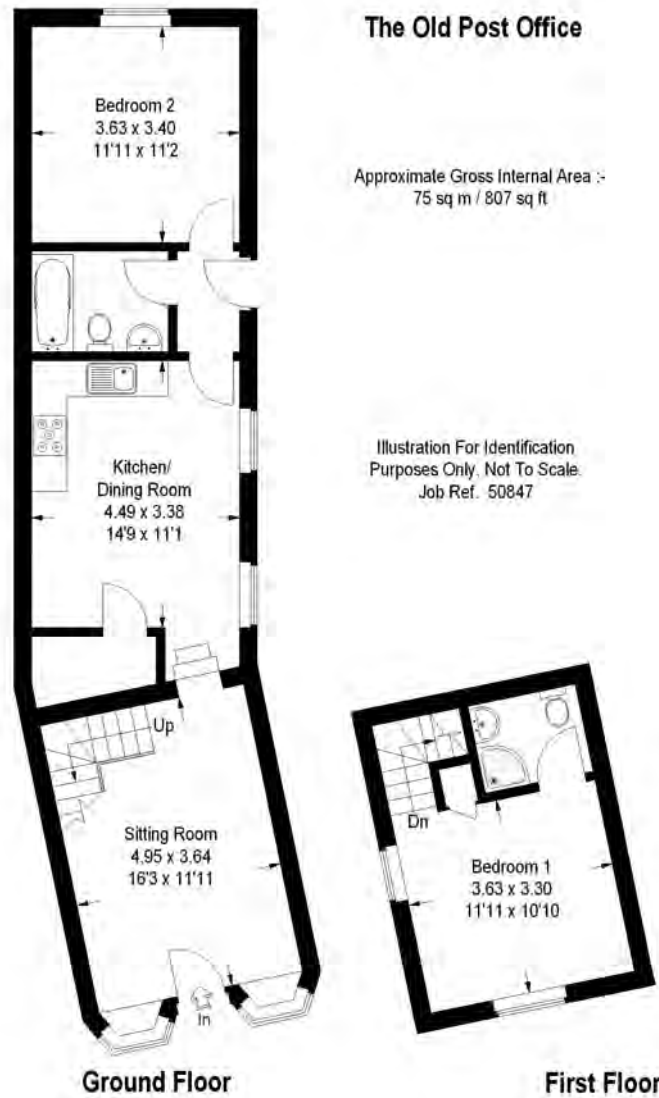
The property enjoys parking to the rear for two vehicles with a timber framed garden shed and gate leading to the garden. The rear garden enjoys a south easterly aspect and is paved for low maintenance which is partly enclosed by an attractive brick wall creating a private area, ideal for ideal alfresco dining. The village allotments are located just a short walk away from the property.



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Floorplan



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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: Mains water and mains drainage. Mains electricity connected. Electric heating to radiators. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: C. £2,090.20 per annum.

PROPERTY POSTCODE: CO10 8HP.

TENURE: Freehold.

CONSTRUCTION TYPE: Timberframe.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

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SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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