

DAVID  
BURR



## Jay House

Stoke By Clare, Suffolk

# Jay House

1a Chapel Street, Stoke By Clare, Suffolk CO10 8HT

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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.



- Spacious four bedroom detached family home
- Situated in a popular Suffolk village location
- Off-road parking
- Integral garage
- Expansive gardens, backing onto countryside



## INTERIOR

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.



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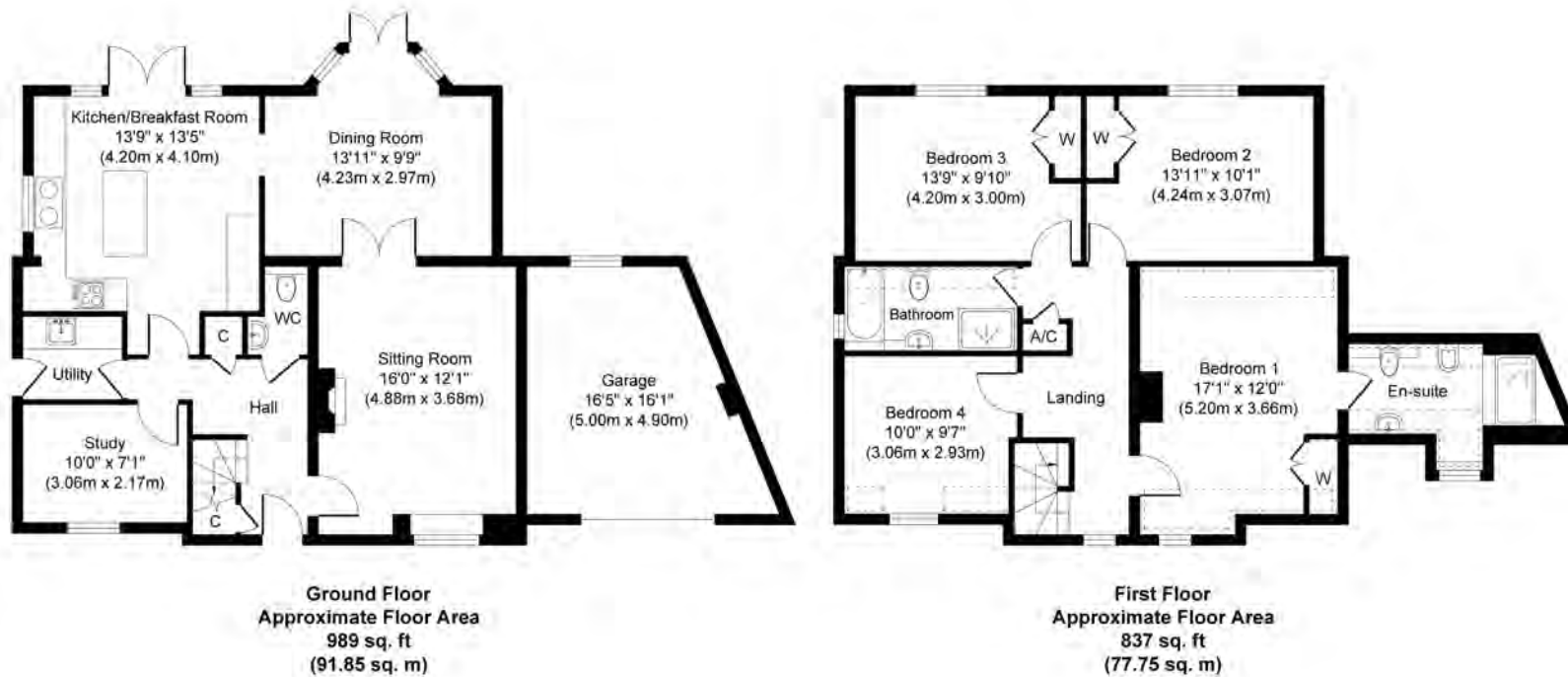
Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

## EXTERIOR

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.



# Floorplan



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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## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. 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: F. £3,396.57 per annum.

PROPERTY POSTCODE: CO10 8HT.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 31 mpbs download, up to 5 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

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.

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](mailto:bury@davidburr.co.uk)

**Castle Hedingham**  
01787 463404  
[hedingham@davidburr.co.uk](mailto:hedingham@davidburr.co.uk)

**Clare**  
01787 277811  
[clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

**Holiday lets**  
01787 888698  
[support@davidburrholidaylets.co.uk](mailto:support@davidburrholidaylets.co.uk)

**Leavenheath**  
01206 263007  
[leavenheath@davidburr.co.uk](mailto:leavenheath@davidburr.co.uk)

**Long Melford**  
01787 883144  
[melford@davidburr.co.uk](mailto:melford@davidburr.co.uk)

**Newmarket**  
01638 669035  
[newmarket@davidburr.co.uk](mailto:newmarket@davidburr.co.uk)

**Woolpit**  
01359 245245  
[woolpit@davidburr.co.uk](mailto:woolpit@davidburr.co.uk)

**London SW1**  
0207 839 0888  
[london@davidburr.co.uk](mailto:london@davidburr.co.uk)

[davidburr.co.uk](http://davidburr.co.uk)