

DAVID
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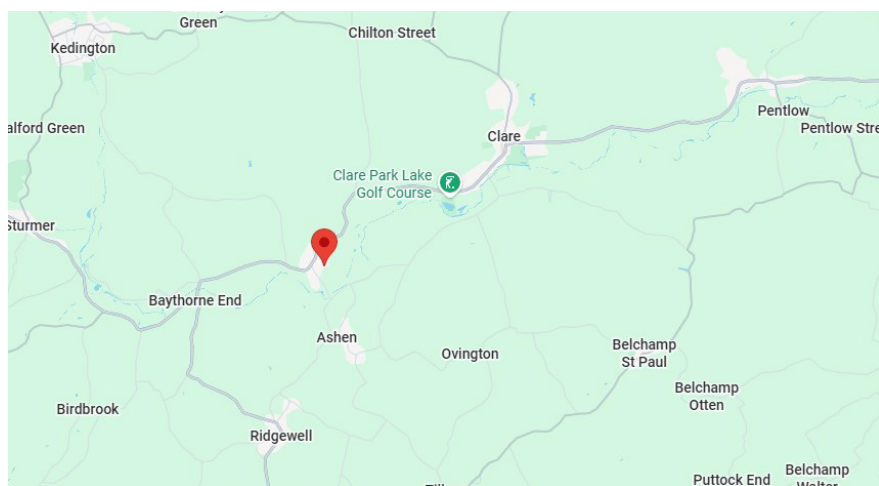
15 Church Park

Stoke By Clare, Suffolk

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A spacious and well presented three bedroom property ideal for young families being situated in a quiet village location within a short walk of recreation fields and playing facilities. The property enjoys three generous bedrooms and two reception rooms and the ability to extend further subject to the necessary consents.



- Ideal for small families.
- Sought after village location.
- Generous front and rear gardens.
- Potential to extend, subject to planning.

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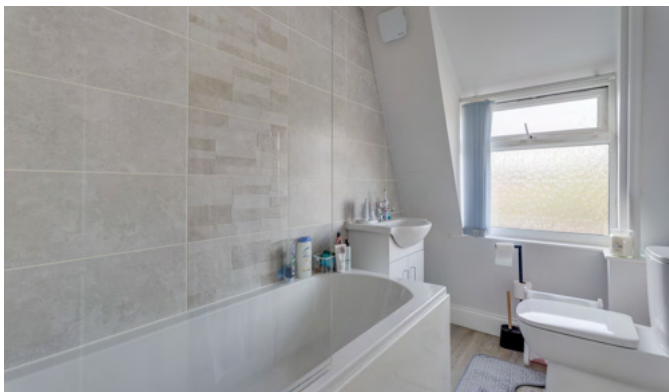
Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

ENTRANCE via a good sized hallway with window overlooking the front gardens, staircase to the first floor with storage beneath and door to the SITTING ROOM, a light reception room with fireplace and views over the rear garden. DINING ROOM with corner fireplace and views over the front gardens. KITCHEN with a range of wall and base units under worktop with 1 1/2 bowl stainless steel sink inset, space for a range style cooker and door leading to the rear covered hallway with space for an American style fridge/freezer, boiler cupboard, WC and utility room with space and plumbing for a washing machine and tumble dryer and butler sink.

FIRST FLOOR

LANDING A spacious landing with views to the front, airing cupboard, access to the roof and doors to doors to 3 double bedrooms and the BATHROOM with paneled bath with shower over, Vanity sink unit, WC, heated towel rail and extensively tiled walls.



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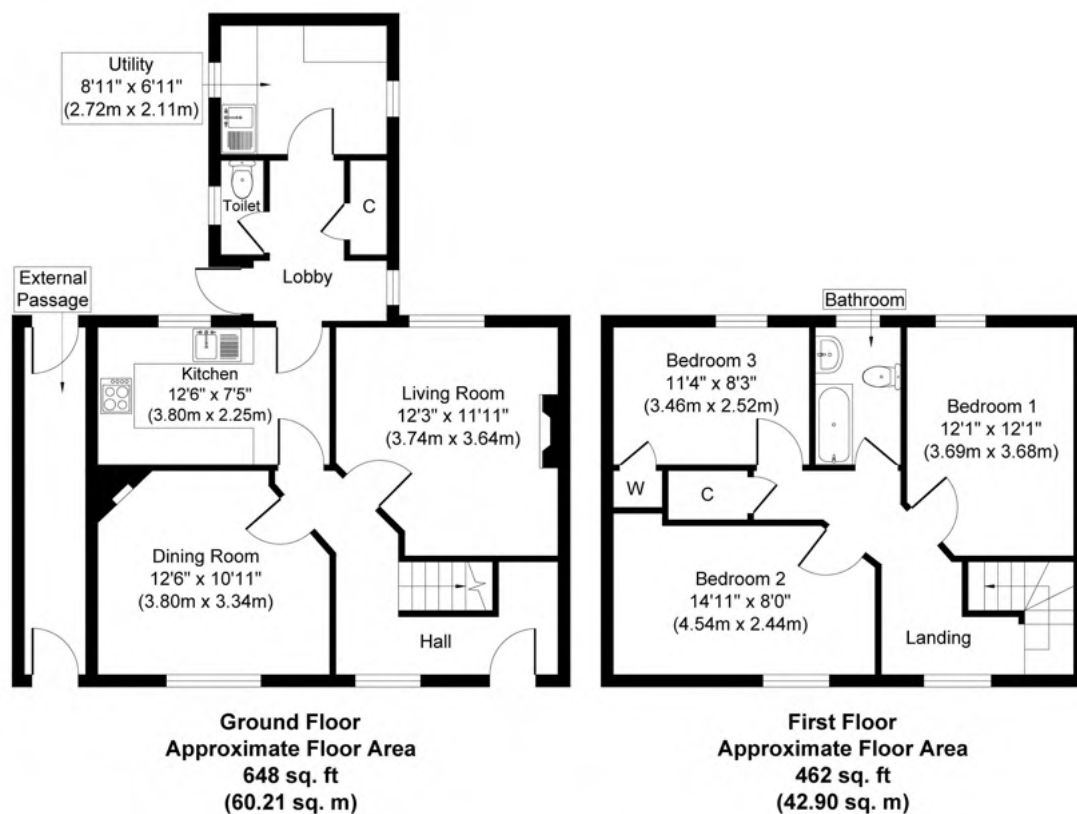
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EXTERIOR

The front garden is two areas of traditional lawn with flower borders separated with a footpath leading to the front door. A covered internal passageway provides access to the rear garden with paved dining terrace, traditional lawn, a secondary rear dining terrace and several garden sheds.



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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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, community shop and parish church. A wider range of facilities are available at the market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil 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: B

PROPERTY POSTCODE: CO10 8JB

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 72 mpbs download, up to 18 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 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.

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.



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