DAVID BURR



17 The Street

Stoke By Clare, Suffolk

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Stoke By Clare, Sudbury, Suffolk CO10 8HR

A beautifully refurbished Grade II listed cottage, combining period charm with light, generous accommodation and a private garden.

Tucked away in the village of Stoke by Clare, this attractive mid-terrace cottage offers a rather lovely combination of historic character and contemporary comfort. Carefully refurbished, the property provides surprisingly spacious accommodation, with a welcoming entrance hall leading through to a comfortable sitting room, an ideal place to settle in at the end of the day. Beyond, the kitchen/breakfast room provides a sociable space for everyday living, complemented by a separate utility room and a useful ground-floor cloakroom.

Upstairs, there are two well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom. A separate shower room serves the remainder of the accommodation.

Outside, an enclosed rear garden provides a private spot for enjoying the warmer months, whether for a morning coffee or an evening spent outdoors.

The property benefits from modern electric central heating and is offered to the rental market unfurnished.

A characterful village cottage with the benefit of modern comforts, ready for its next tenants to make themselves at home.

Early viewing is strongly recommended. If you are looking for a beautifully presented period cottage in a peaceful Suffolk village, this is one not to miss. Contact David Burr to arrange your viewing and avoid missing out on this charming home.

DAVID BURR

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PROPERTY INFORMATION

- Bedrooms: 2.
- Reception Rooms: 1.
- Bathrooms: 2.
- Services: Mains water, electricity. Oil-fired heating. Mains drainage.
- EPC: Band: TBC.
- Communication Services: Broadband. Yes. Speed up to 72 mpbs download and 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 https://checker.ofcom.org.uk/.

- Council Tax: Band: TBC
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

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.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (18 miles)
Cambridge (24 miles)
Newmarket (18 miles)
Sudbury (11 miles)
Clare (2.6 miles)

Pubs and Restaurants

The Lion, Stoke By Clare
Pheasant Restaurant and Bar, Halstead
Mughal Knight, Clare
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Stour Valley Community Primary School (2.6 miles)
Clare Community Primary School (2.6 miles)
Ridgewell Church of England Primary School (2 miles)

Train Stations

Audley End (15 miles)
Cambridge (24 miles)
Bury St Edmunds (18miles)
Sudbury (11 miles)

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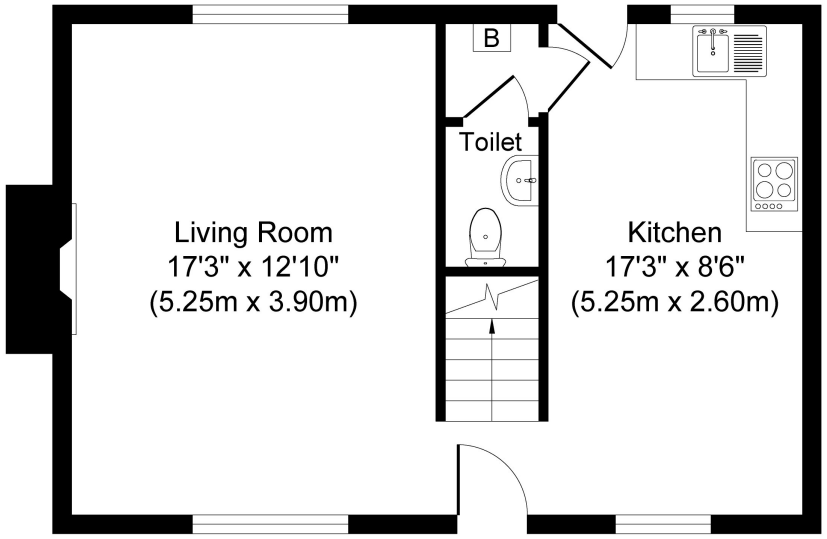




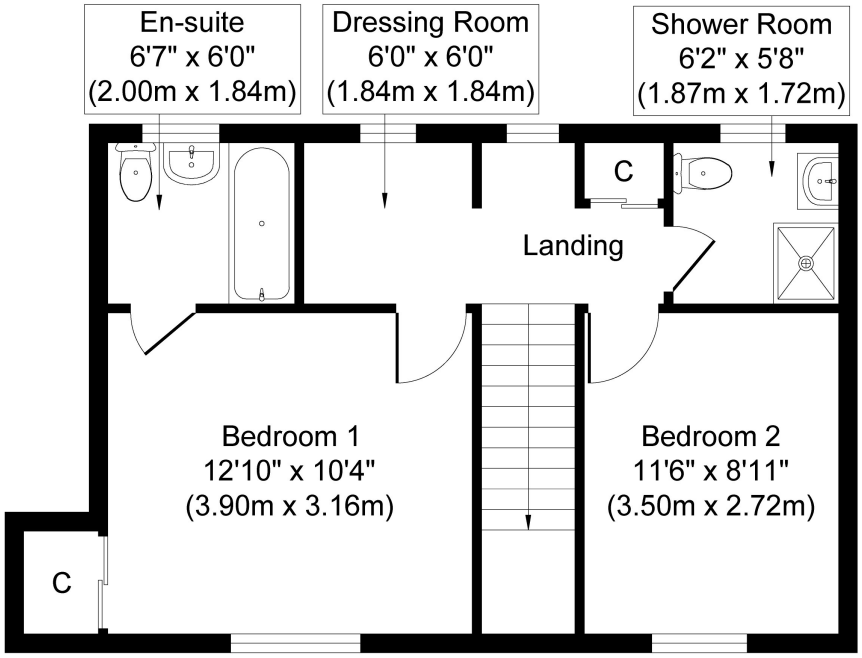




FLOORPLAN



Ground Floor
Approximate Floor Area
449 sq. ft
(41.75 sq. m)



First Floor
Approximate Floor Area
453 sq. ft
(42.04 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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