



Elwes Close, Stoke By Clare, CO10 8FF

CHEFFINS

Elwes Close

Stoke By Clare,
CO10 8FF

- Built in 2014
- Exclusive Development
- Detached Garage with Driveway
- Spacious Accommodation
- Impressive Family Room/Kitchen
- 0.2 Of An Acre
- Period Design
- Freehold

One of six Victorian designed detached properties situated on a sought after small development. The property was constructed in 2014, overlooking the grounds of the well regarded Stoke College. The property has a fantastic blend of light modern fittings with complimentary period features. (EPC Rating C)

4 2 2

Offers In Excess Of £700,000





LOCATION

Stoke By Clare is a pretty unspoilt Suffolk village giving easy access to Haverhill 5.3 miles, Sudbury 11 miles, Saffron Walden 14.7 miles and Cambridge 24.4 miles. Local facilities include, private school and nursery with further facilities in the nearby towns of Haverhill and Clare.

GROUND FLOOR

ENTRANCE HALL

Solid wood front door, solid wood flooring, stairs rising to the first-floor landing, radiator, and under-stairs storage cupboard housing electrical controls.

WC

Tiled flooring, pedestal wash hand basin, low-level W.C., double-glazed window to the rear, extractor fan, and radiator.

STUDY/BEDROOM THREE

Double-glazed window to the front, radiator, and solid wood flooring (currently utilized as a bedroom).

LIVING ROOM

Dual-aspect room with double-glazed windows to the front and rear, two radiators, and a wood-burning stove (with HETAS certificate) set within an exposed red brick Inglenook-style fireplace, quarry-tiled hearth, and oak beam.

KITCHEN/DINING ROOM

Triple-aspect room featuring double-glazed windows to the sides and rear, large French doors opening onto the rear garden flanked by two full-length glazed side windows, two radiators, solid wood flooring, and an extractor fan. Fitted with a range of matching wall and base units with marble work surfaces, a 1.5-bowl sunken sink, central island with built-in storage, an electric Rangemaster range oven with extractor hood over, and integrated appliances including a fridge freezer and dishwasher.

UTILITY ROOM

Matching wall and base units, stainless steel sink with mixer tap, tiled splashbacks, plumbing/space for a washing machine, floor-standing Worcester oil central heating boiler, solid wood flooring, radiator, extractor fan, and a door leading to the rear garden.

FIRST FLOOR

LANDING

Velux-style window, radiator, loft access, and built-in cupboard housing the hot water cylinder.

BEDROOM ONE

Double-glazed window to the front, additional ornate double-glazed side window, radiator, and built-in wardrobes forming a dressing area.

ENSUITE

Chapel-style double-glazed window to the rear, pedestal wash hand basin, low-level W.C., shower enclosure with glass screen and chrome fittings, tiled flooring, full/splashback wall tiling, heated chrome towel rail, and extractor fan.

BEDROOM TWO

Dual radiators, built-in wardrobes, and a double-glazed fire escape window to the rear.

BEDROOM FOUR

Chapel-style double-glazed window to the front and radiator.

BEDROOM FIVE

Double-glazed window to the front and radiator.

FAMILY BATHROOM

Three-piece suite comprising a low-level W.C., pedestal wash hand basin, and side-panelled bath with shower attachment and glass screen. Includes two Velux-style windows, heated chrome towel rail, shaver point, tiled flooring, tiled splashbacks, and an extractor fan.

OUTSIDE

Landscaped front garden featuring ironwork, lawned areas, flowerbed borders, and an Indian sandstone pathway leading to a wooden porch with lighting.

Rear Garden: Access via double gates leading to an Indian sandstone patio area with resin steps up to the kitchen. Enclosed by timber fencing and a feature historic red brick rear wall, the main garden is laid to lawn with mature trees and flowerbed borders. Includes a shingled side area (suitable for planting), a further Indian sandstone patio seating area, a detached timber shed, and a gated, enclosed area housing the UPVC oil tank.

GARAGE AND PARKING

Resin driveway providing off-road parking for 3–4 vehicles leading to a detached garage with an up-and-over door, power, lighting, eaves storage, double-glazed rear window, and side pedestrian access.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendor has confirmed the property is oil central heating.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

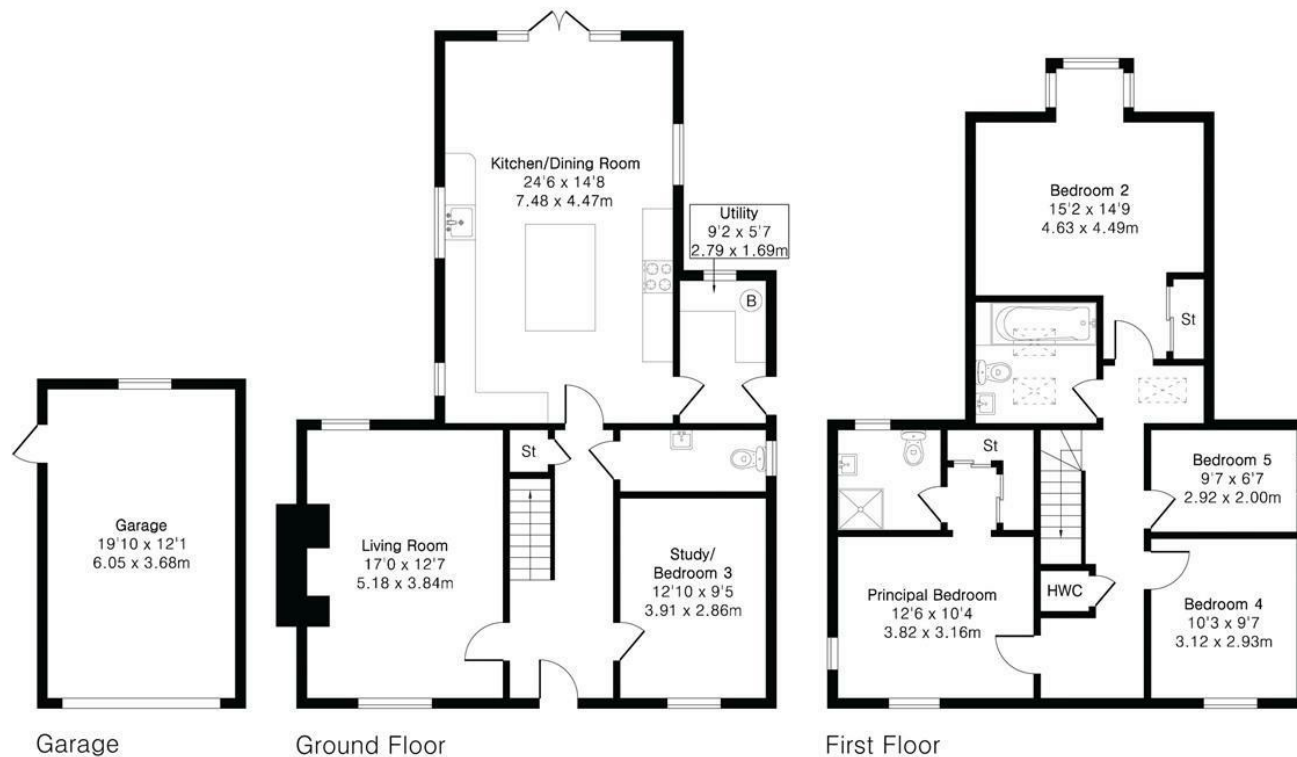
Offers In Excess Of £700,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - West Suffolk

Approximate Gross Internal Area 1744 sq ft - 162 sq m (Excluding Garage)

Ground Floor Area 931 sq ft - 87 sq m

First Floor Area 813 sq ft - 75 sq m

Garage Area 240 sq ft - 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

