



The Old Post Office
The Street, Stoke By Clare, Suffolk

**DAVID
BURR**

The Old Post Office, The Street, Stoke By Clare, Sudbury, Suffolk CO10 8HP

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.

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 bathrooms with the added benefit of off street parking and enclosed rear garden.

A charming Grade II Listed cottage in the heart of the village.

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 4 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.

Outside

The property enjoys parking to the rear for 2 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 alfresco dining. The village allotments are located just a short walk from the property.

SERVICES Mains drains and electricity. Electric heating to radiators.

NOTE None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND: C. £1,809.16 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes.

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SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

THATCH INFORMATION: Rethatched in 2009.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

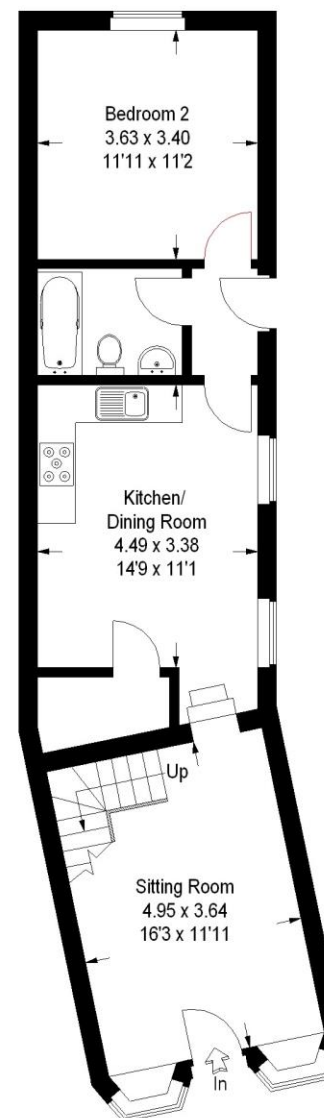
FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

ACCESSABILITY 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.

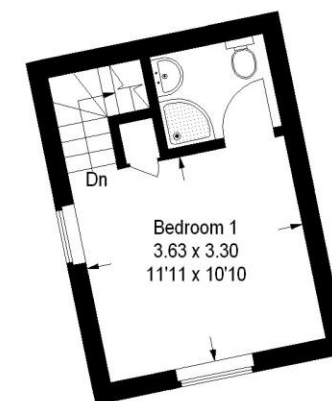


Ground Floor

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Approximate Gross Internal Area :-
75 sq m / 807 sq ft

Illustration For Identification
Purposes Only. Not To Scale.
Job Ref. 50847



First Floor

