



**9 The Street**  
**Stoke By Clare, Suffolk**

**DAVID  
BURR**



# 9 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 end-terrace cottage is centrally situated in this well served and sought after village and offers charming and beautifully presented living accommodation which is further enhanced by off-road parking and a large attractive rear garden.

## A charming Grade II Listed end-terrace cottage with large gardens.

Entrance into:

**ENTRANCE LOBBY:** With brick flooring and a double cloaks cupboard.

**SITTING ROOM:** A spacious double aspect room with secondary glazed windows to the front aspect and featuring a brick fireplace with log burning stove set upon a tiled hearth and shelving built into the recess to the side.

**KITCHEN/BREAKFAST ROOM:** A charming room featuring a range of base units set under oak worktops with 1.5 bowl ceramic sink inset. Integrated appliances include dishwasher and wine cooler with space for a range cooker. Brick flooring, exposed beams, plenty of space for a dining table and chairs and door to rear.

**UTILITY:** Space and plumbing for a washing machine and fridge/freezer, tiled flooring and electric boiler.

**INNER HALL:** With stairs to first floor, under stairs cupboard and brick floor.

### First Floor

**LANDING:** With access to the loft and doors to:

**BEDROOM 1:** A spacious double bedroom with exposed beams and secondary glazed window to front aspect.

**BEDROOM 2:** A bright, double room with exposed beams and secondary glazed window to the front aspect.

**BEDROOM 3:** With built-in wardrobes and window overlooking the garden.

**FAMILY BATHROOM:** Beautifully presented comprising a WC, panelled bath with shower over, heated towel rail, exposed beams, exposed floor boards and storage cupboard.

### Outside

The property is accessed via a pair of wooden gates leading to off-road parking in turn leading to the **Outbuilding** offering potential for a variety of uses with light and power connected. The gardens feature a large area of traditional lawn interspersed with mature trees, deep flower beds and with al fresco dining areas, the garden also features a **Summerhouse** with light and power connected.

**SERVICES:** Main water and drainage. Main electricity connected. Electric heating to radiators. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band TBC. A copy of the energy performance certificate is available on request.

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**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** B. £1,664.14 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Wood frame.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 66 mbps download, up to 66 mbps upload.

**Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** A right of entry exists with the neighbouring property with regard to maintenance.

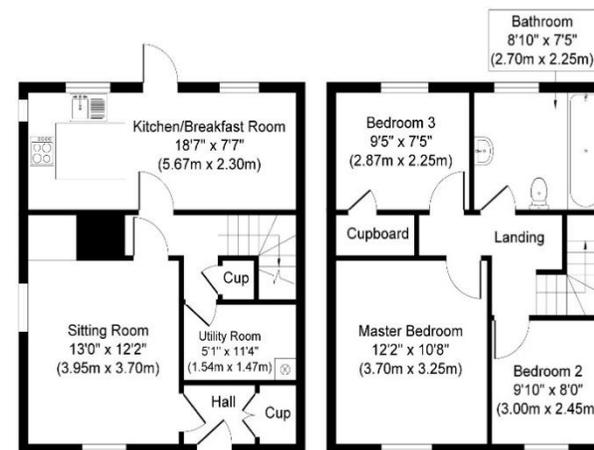
**FLOOD RISK:** None.

**COALFIELD OR MINING AREA:** None.

**ACCESSABILITY ADAPPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
Approximate Floor Area  
517 sq. ft  
(48.0 sq. m)

**First Floor**  
Approximate Floor Area  
517 sq. ft  
(48.0 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 or other 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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