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23 The Street

Stoke By Clare, Sudbury, Suffolk CO10 8HR

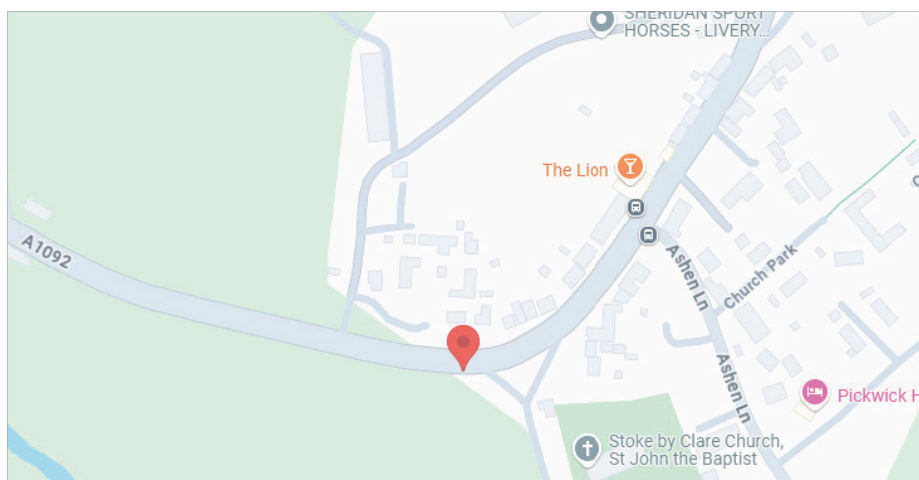


# 23 The Street

Stoke By Clare, Sudbury, Suffolk CO10 8HR

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A charming two bedroom period cottage situated in an idyllic village location with church views and backing onto paddock land. The property enjoys generous front and rear gardens and a range of character features internally.



- A charming period cottage
- Situated in an idyllic village location
- Church views
- Backing onto paddock land
- Generous front and rear gardens
- Characterful features
- Fuel burning stove
- Log cabin/home office

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## INTERIOR

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Approached via a LOBBY with staircase to the first floor a ledge and braced oak door with Suffolk latches opens into the charming SITTING ROOM with outlook to the front with church views. Multifuel burning stove set upon a pamment tiled hearth with wooden mantel and shelving built into the recesses and a door opening to the KITCHEN/BREAKFAST ROOM with a range of country style kitchen units, Butler sink with plenty of space for a breakfast table and chairs and a stable door leading out.

To the first floor is a LOBBY LANDING with a range of ledge and braced oak doors with Suffolk latches open to two generous bedrooms. The main bedroom being located to the front with storage cupboards and church views. BATHROOM comprising panelled bath with shower over, WC, and pedestal sink unit.

## EXTERIOR

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The property enjoys a generous front garden which is predominantly lawned with mature flowerbeds and a pathway leading to the front door. Access to the rear of the property is via a pedestrian access through No. 24, although there are no Rights of Way over the property being sold (No. 23). The rear gardens are a real asset to the property segregated into areas predominantly which is an easy maintenance shingled formal garden area with paved dining terrace with arbour over and a door leading into the Old Smokehouse with a historic chimney providing storage, space for a tumble dryer and to the rear of the building a tool shed. The gardens feature various ornate seating areas and open out into an area of expansive lawn with a range of mature flower beds and trees interspersed, leading to the log cabin with light and power connected. To the rear of the log cabin a wildflower area with a centralised mature tree and backing onto paddock land.

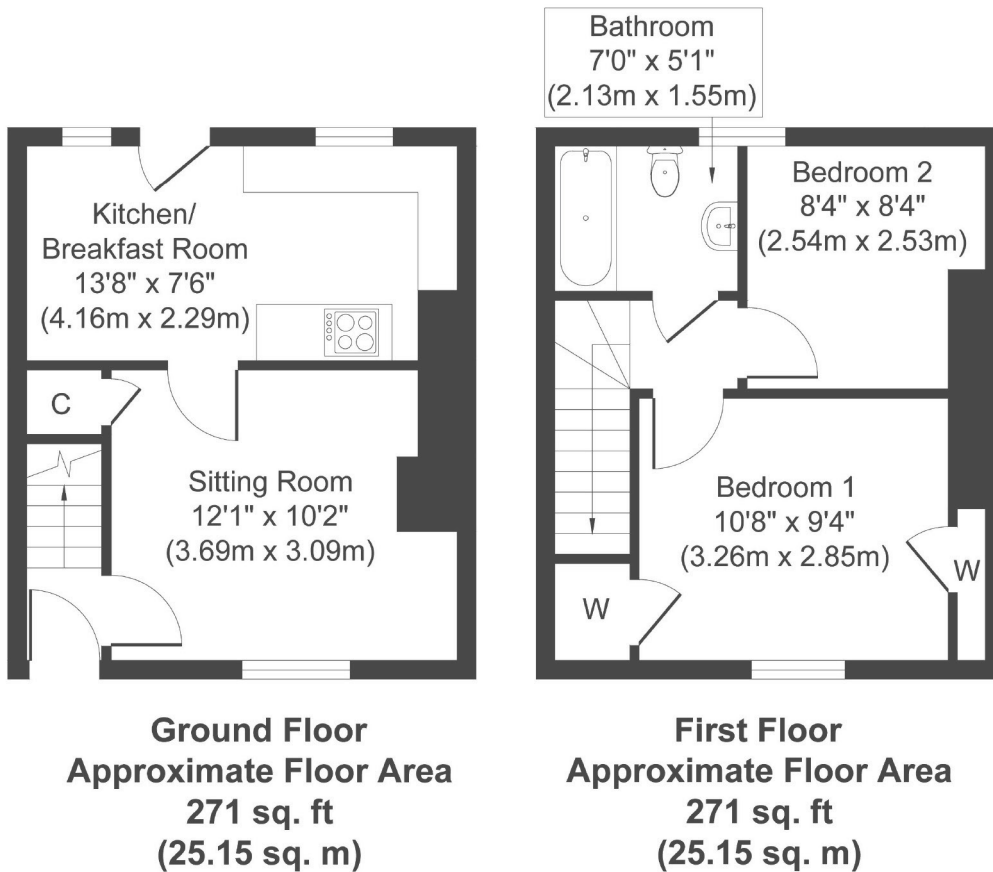


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# Floorplans



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, 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.



## Material Information

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

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

COUNCIL TAX BAND: A. £1,426.41 per annum.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 71 mbps download, up to 18 mbps. 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.

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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