

DAVID
BURR



Sarnia

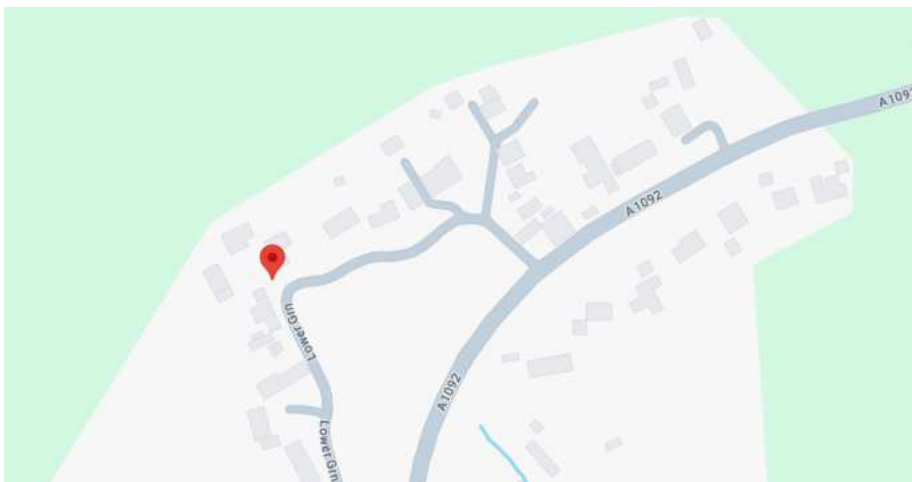
Stoke By Clare, Suffolk

Sarnia

Stoke By Clare, Suffolk

A well presented and generously proportioned recently renovated three bedroom detached house, situated on the village green in this sought after Suffolk village.

The property enjoys a quiet tucked away location with off-road parking for several vehicles and generous gardens.



- Well presented and generously proportioned
- Recently renovated
- Situated in a quiet tucked away location on the village green
- Off-road parking for several vehicles
- Generous garden

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

A welcoming ENTRANCE HALL with storage cupboards, staircase to the first floor and doors leading to the SITTING ROOM a generously proportioned reception room with outlook to the front, fireplace with space for an electric stove, French doors leading to the KITCHEN/BREAKFAST ROOM another generous reception with a range of wall and base units under worktop with sink inset. Integrated appliances include a dishwasher, whilst there is space for a fridge/freezer and plumbing for a washing machine. Plenty of space for a breakfast table and chairs and door leading to the rear garden.

FIRST FLOOR

The property enjoys THREE generous double BEDROOMS, the most prominent with a Dressing Room and a FAMILY BATHROOM comprising panelled bath, separate tiled shower cubicle, WC, wash hand basin and a separate CLOAKROOM with WC.

EXTERIOR

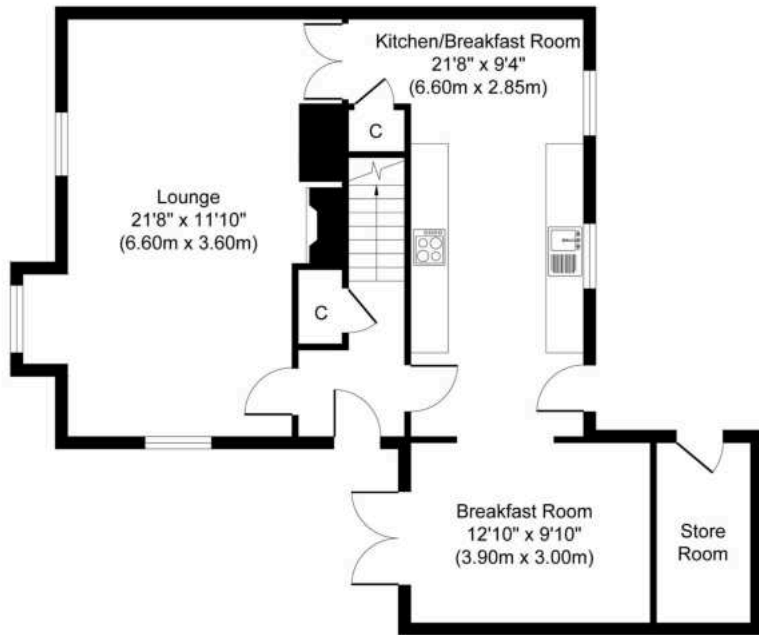
To the front, the property enjoys an area of traditional lawn adjacent the driveway. The rear garden features a paved dining terrace set adjacent areas of traditional lawn, affording the property a great deal of privacy. A personal door leads into a STORE ROOM with light and power connected.



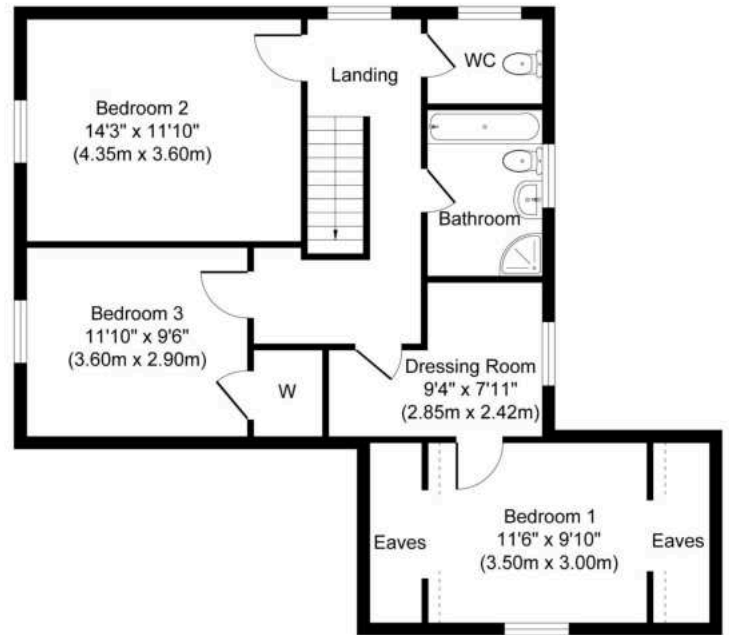
DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Floorplan



Ground Floor
Approximate Floor Area
756 sq. ft
(70.20 sq. m)



First Floor
Approximate Floor Area
761 sq. ft
(70.70 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.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

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: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8HL.

EPC: Band D.

TENURE: To let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

COMMUNICATION SERVICES: (Source Ofcom); Broadband: Yes. Speed up to 80 mpbs download, up to 20 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 telephone services by visiting <https://checker.ofcom.org.uk/>

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

Scan QR code for online details





Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk