



**62 Ashen Lane
Stoke By Clare, Suffolk**

**DAVID
BURR**

62 Ashen Lane, Stoke By Clare, Sudbury, Suffolk CO10 8JA

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. A wider range of facilities are available at the small market town of Clare.

A charming two bedroom Pre 18th Century character cottage with off-road parking and a home office/studio, with attractive gardens situated along a quiet lane within this sought after Suffolk Village.

A charming character cottage with off-road parking, gardens within a quiet village location.

Entrance into:

SITTING ROOM A charming reception room offering a range of character features including exposed beams and chimney with wood burning stove inset, brick tiled flooring, storage cupboard, door opening to staircase leading to the first floor and door opening to the:

KITCHEN With a range of units under worktop with sink inset. Integrated appliances include a cooker with electric hob, whilst there is space for a fridge/freezer and washing machine. Outlook to the rear and door opening to the:

CONSERVATORY With plenty of space for dining table and chairs and a door to the garden.

First Floor

LANDING With outlook to the rear, airing cupboard and rooms off.

BEDROOM 1 A spacious double bedroom with exposed beams and outlook to the front.

BEDROOM 2 Another charming double bedroom with exposed beams and outlook to the front.

BATHROOM Comprising panelled bath with shower over, pedestal sink, WC, extensively tiled walls.

Outside

The property has off road parking to the rear and enjoys gated access to the rear to the rear gardens which is predominantly lawned with a dining terrace, flower beds and storage sheds, and features an insulated **home office/guest bedroom**. The front gardens are low maintenance and sit behind a low level brick and flint wall.

TENURE: Freehold.

SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the 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: C. £1,901.88 per annum.

EPC RATING: Band E.

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COMMUNICATION SERVICES (source Ofcom):

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

Phone Signal: Yes.

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CONSTRUCTION TYPE: Timber frame.

SUBSIDENCE HISTORY: None known.

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

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

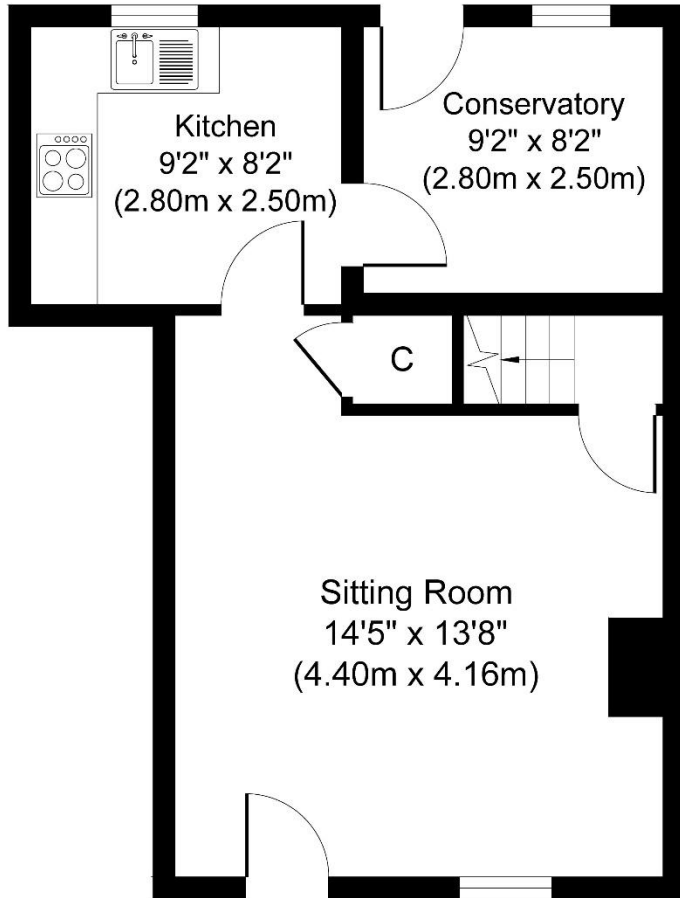
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

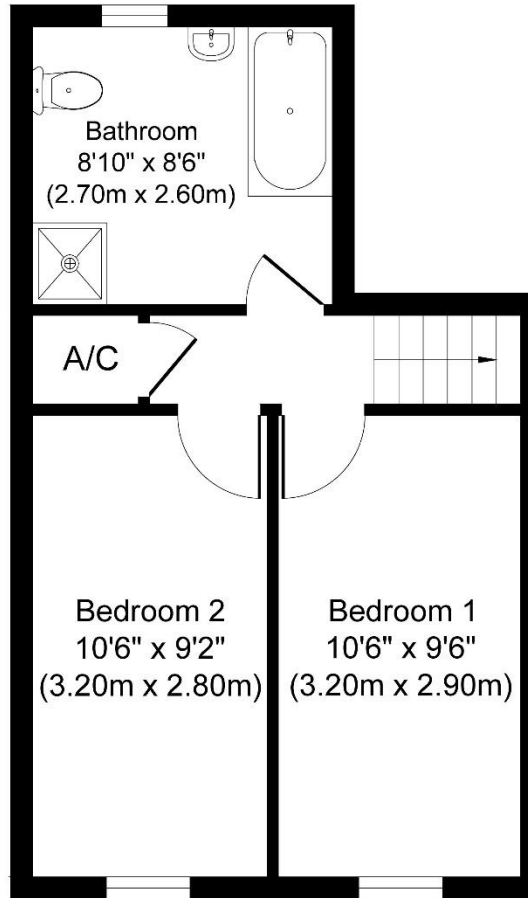
VIEWING: Strictly by prior appointment through DAVID BURR.

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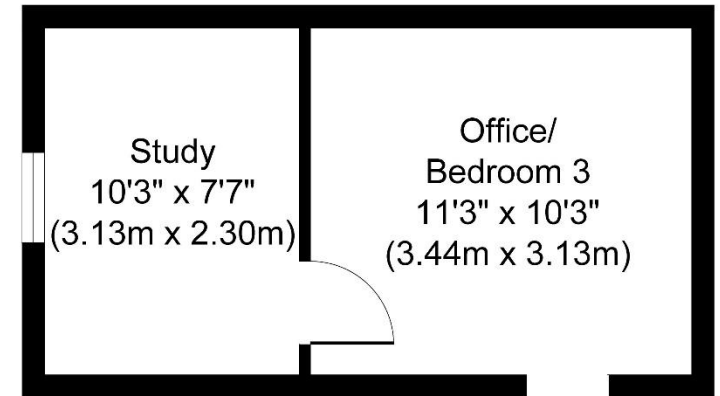




Ground Floor
Approximate Floor Area
398 sq. ft
(36.95 sq. m)



First Floor
Approximate Floor Area
315 sq. ft
(29.28 sq. m)



Outbuilding
Approximate Floor Area
197 sq. ft
(18.27 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.

