



Rose Cottage
Stoke By Clare, Suffolk

**DAVID
BURR**



Rose Cottage, Lower Green, Stoke By Clare, Sudbury, Suffolk CO10 8HN

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.

Rose Cottage is a charming Victorian villa with later additions situated on the village green within this sought after village on the South Suffolk border. The property enjoys cleverly extended and beautifully presented living accommodation and enjoys off-road parking and garage with the potential to work from home and generous gardens.

A charming Victorian villa situated on the village green with garage and generous gardens.

Entrance into:

HALLWAY: A light and spacious hallway with oak flooring, staircase to the first floor with storage beneath and doors to:

SITTING ROOM: A generous reception room with bay window to the front aspect and bi-fold doors to the rear, featuring an inset gas fireplace with limestone hearth and surround.

KITCHEN/BREAKFAST/FAMILY ROOM: As you enter the room there is an abundance of light. The bay window to the front aspect offers views across the village green, an immediate Family Area with log burning stove inset upon a brick hearth with shelving built into the recesses and oak flooring opens up into the stylish Kitchen with an exposed brick wall and featuring a range of base units under quartz worktop with stainless steel sink inset. Integrated appliances include a NEFF electric oven, five ring induction hob undercounter fridge, NEFF dishwasher and wine cooler. Plenty of space for breakfast table and chairs, an excellent walk-in pantry with views across the rear garden and door leading out.

DINING ROOM: A formal entertaining space with oak flooring, bay window to the front aspect with views across the village green and a door to the:

UTILITY ROOM: With a further range of wall and base units under worktop with sink inset. Secondary electric oven, space and plumbing for washing machine and tumble dryer, tiled flooring and door leading out.

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: A light and spacious landing area with large airing cupboard, access to the roof space, outlook to the front and doors to:

BEDROOM 1: A generous reception room with outlook to the rear and a door leading to a spacious **Dressing Area** with fitted wardrobes and storage and door leading to a stylish **En-Suite** comprising a walk-in shower, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring. Again, located off the Dressing Room is a generous **Nursery/Fourth Bedroom**. Ideally utilised as a Nursery and currently utilised as a Study with outlook to the front over the village green.

BEDROOM 2: A generous double bedroom with triple and double wardrobes built-in to the chimney recess and outlook to the front over the village green.

BEDROOM 3: A further double bedroom with triple wardrobes and outlook to the front.

FAMILY BATHROOM: Comprising a panelled bath with shower attachment over, separate tiled shower cubicle, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring.

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Outside

The property enjoys a prominent position on the local village green and enjoys off-road parking via block paved driveway, in turn leading to the **GARAGE** with up and over doors with light and power connected. To the rear of the garage there is an additional room which could be utilised as a **WORKSHOP** with the potential to be used as a Home Office. There are areas of front garden set beside a low level wall with mature planting. A gate leads through to the generous rear garden which enjoys a south westerly aspect featuring an extensive brick paved dining terrace, ideal for Al Fresco entertaining set adjacent an area of traditional lawn, interspersed with mature trees, shrubs and flower beds. With a further terrace located to the rear, adjacent the Summer House, covered Well, all enjoying a great deal of privacy.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired 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.

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

COUNCIL TAX BAND: Band F. £3,090.55 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

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

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

SUBSIDENCE HISTORY: None known.

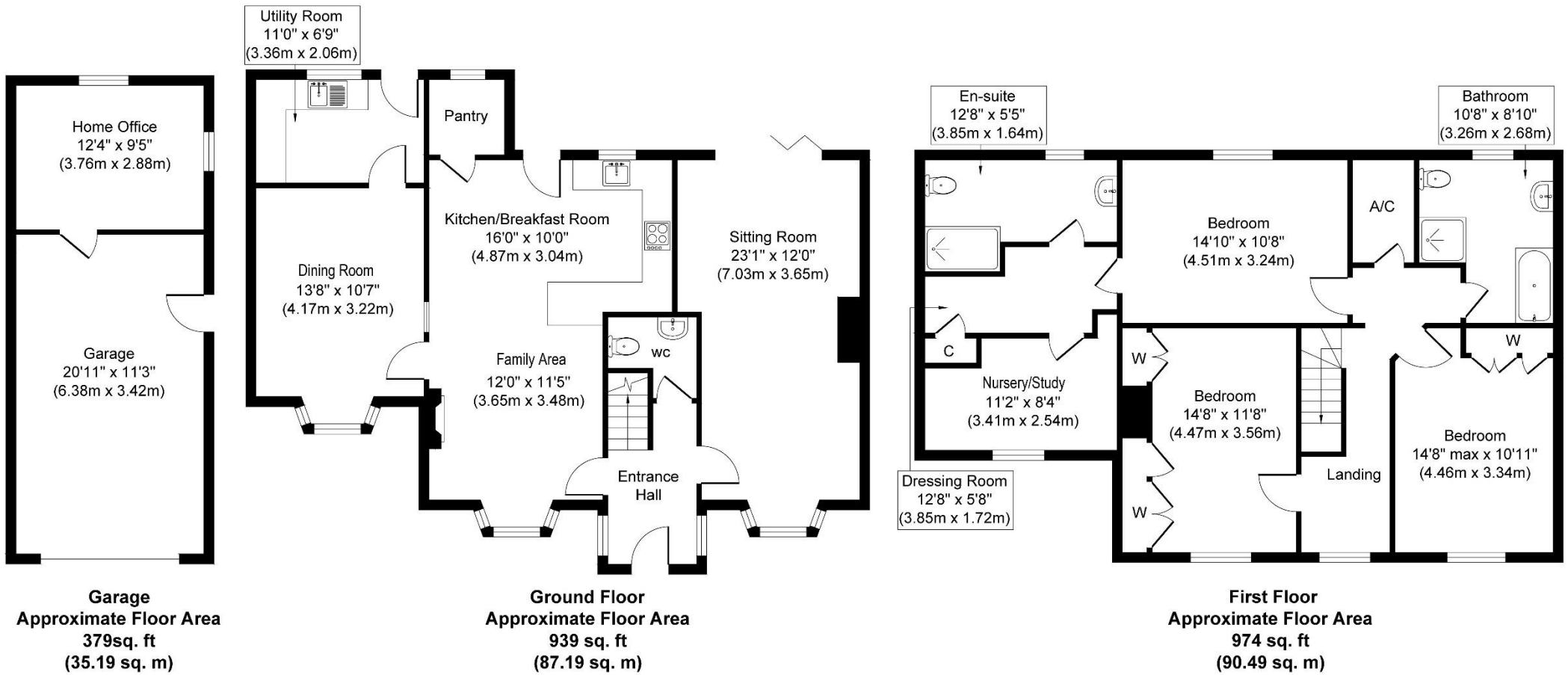
RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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