

DAVID  
BURR



3 Lower Green  
Stoke By Clare, Suffolk

# 3 Lower Green

## Stoke By Clare, Sudbury, Suffolk

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A charming one bedroom period property situated on the village green within this sought after village on the South Suffolk border. The property enjoys beautifully presented living accommodation and off-road parking and generous gardens.



- Charming one bedroom period property
- Situated on the village green
- Beautifully presented living accommodation
- Off-road parking
- Generous gardens to front and rear

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## INTERIOR

Entrance into the cosy SITTING ROOM a characterful space featuring a log burner set on a tiled hearth, perfect for creating a warm and inviting atmosphere. KITCHEN comprising a range of modern wall and base units under ample worktops, with space for appliances. Door leading to the SHOWER ROOM finished with a contemporary suite including WC, walk-in shower and vanity sink unit. A staircase leads from the sitting room to the FIRST FLOOR BEDROOM A spacious double bedroom with bespoke wall-to-wall wardrobes providing excellent storage.



## EXTERIOR

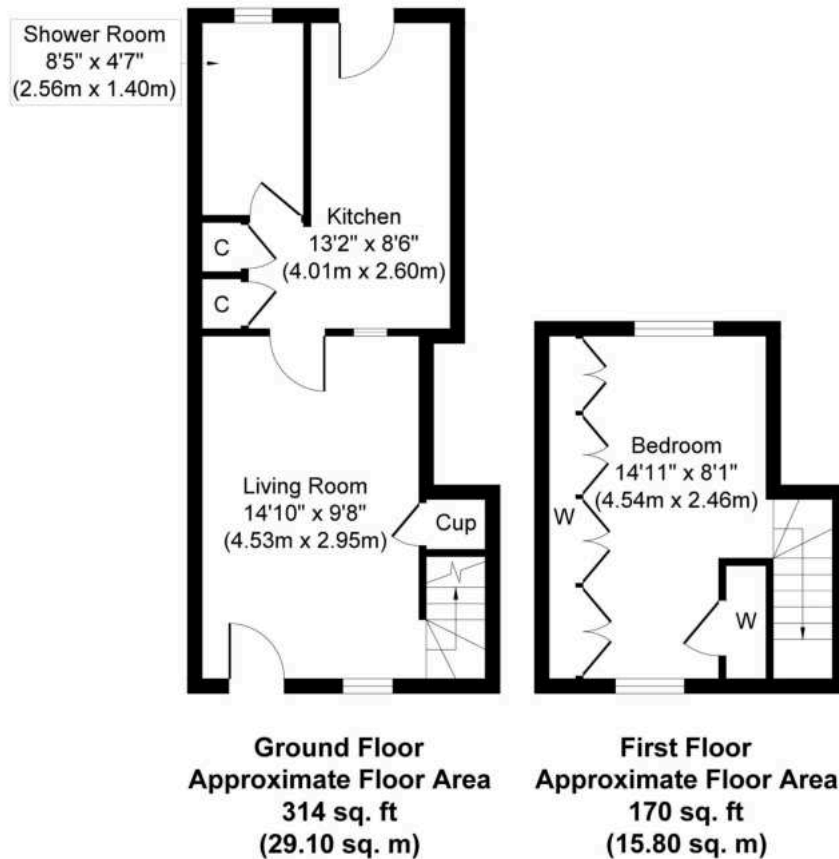
The property is approached via a generous driveway providing off-road parking. To the rear, the private garden features a paved patio, ideal for Alfresco dining and steps leading up to a low-maintenance Astroturf lawn surrounded by established flower beds.



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# Floorplan



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: Mains water and mains drainage. Mains electricity connected. LPG 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: B. £1,744.56 per annum.

PROPERTY POSTCODE: CO10 8HN.

EPC: Band E.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

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/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

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

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.



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