



21 The Street
Stoke by Clare, Suffolk

**DAVID
BURR**

21 The Street, Stoke by Clare, Sudbury, Suffolk CO10 8HR

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.

This charming end of terrace period cottage is situated in the heart of the village backing onto paddocks. The property offers a delightful blend of period features and modern finishes whilst benefiting from large gardens.

A charming end of terrace cottage in a sought after village location.

Entrance into:

ENTRANCE LOBBY With stairs rising to the first floor.

SITTING ROOM A light, double aspect room featuring an attractive brick fireplace with wood burning stove on brick hearth with shelved alcoves to either side and a cupboard under the stairs.

KITCHEN/BREAKFAST ROOM An impressive room extensively fitted with a range of units under oak worktops with a sink and drainer inset. Appliances include an electric oven and 4 ring hob, plumbing for a washing machine and space for a fridge freezer. There is a cupboard housing the boiler, additional storage cupboard and French doors open to the garden.

SHOWER ROOM Tastefully fitted with a white suite comprising a WC, wash basin, tiled shower cubicle and heated towel rail.

First Floor

LANDING With doors to:

BEDROOM 1 A charming room featuring a cast iron fireplace and built in cupboards.

BEDROOM 2 Exposed beams and outlook to the rear.

BATHROOM Fitted with a white suite comprising a WC, wash basin, bath with shower attachment and a heated towel rail.

Outside

The property sits behind pretty front gardens with mature beds and borders and views towards the church and Stoke College. A pathway leads to the side of the property to the rear gardens, which are quintessential cottage gardens with various seating areas enjoying a south westerly aspect and the lawn flanked by mature flower beds and borders, trees and shrubs including a mature apple tree, all enjoying the backdrop of adjacent paddocks.

AGENTS NOTE As is not uncommon with properties of this ilk the neighbouring property enjoys a pedestrian right of access for the supply of services (oil) and maintenance.

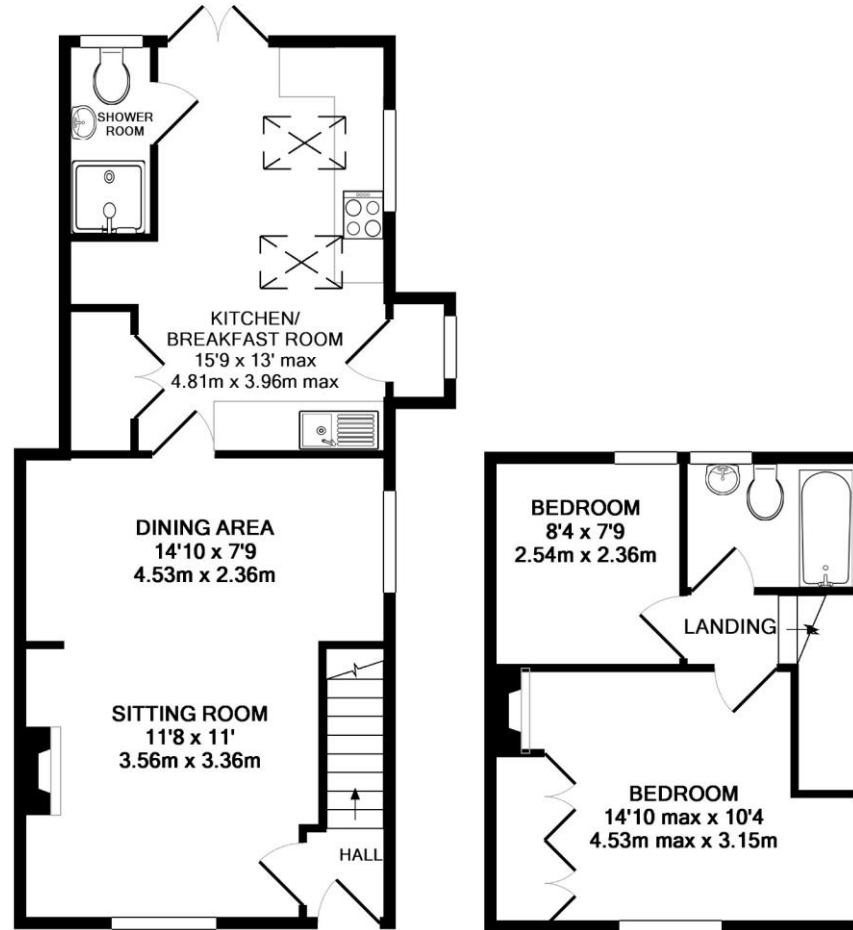
EPC Rating: D.

SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council. Council Tax Band: C. £2,084.43 per annum.

VIEWING Strictly by prior appointment only through DAVID BURR.

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GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 SQ.M.)
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