



Whitley
Stoke By Clare, Suffolk

**DAVID
BURR**



Whitley, Moor Hall Road, Stoke By Clare, Sudbury, Suffolk CO10 8HJ

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.

A newly constructed four bedroom family home situated within generous grounds with countryside views. The property enjoys air-source heating, stylish kitchens and bathrooms, open-plan living and further benefits from extensive off-road parking, a cartlodge and generous grounds.

A newly constructed four bedroom family home situated within generous grounds with countryside views.

Entrance into:

HALLWAY With tiled flooring with underfloor heating throughout the ground floor, staircase leading to the first floor, airing cupboard and rooms off.

SITTING ROOM A charming reception room with plenty of natural light, bay window to the front aspect and log burning stove inset upon a slate tiled hearth with oak bressummer over.

KITCHEN/DINING/FAMILY ROOM A stunning open-plan and stylishly fitted modern kitchen comprising a range of wall and base units under Tristone worktop with a 1.5 bowl sink inset. Integrated appliances include a Neff electric double oven, a Neff four ring induction hob with extractor over, fridge/freezer and dishwasher. Tiled flooring with underfloor heating leads through to the spacious **Dining Area** with French doors and views across the garden, leading out onto the terrace and further **Living Space** with tiled flooring and underfloor heating and a further set of French doors leading out to the terrace.

STUDY With outlook to the side.

UTILITY ROOM With a further range of wall and base units under worktop with stainless steel sink inset, space and plumbing for a washing machine and tumble drier with storage cupboards and door to side aspect.

CLOAKROOM With WC and wash hand basin.

First Floor

LANDING A spacious landing with access to the roof space and rooms off.

MASTER BEDROOM A generous master bedroom with delightful views over the rear gardens and countryside beyond. A spacious **En-Suite** comprising panel bath, separate tiled shower cubicle, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring.

BEDROOM 2 Another generous double bedroom with outlook to the front aspect.

BEDROOM 3 A further double bedroom with outlook to the front.

BEDROOM 4 Another double bedroom with outlook to the rear.

BATHROOM Stylishly fitted comprising panel bath, separate tiled shower cubicle, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring.

Outside

The property is approached via an immediate area of shared gravel driveway before branching off into an expansive private driveway providing parking and turning for multiple vehicles, in turn leading through five bar gates to the:

Whitley, Moor Hall Road, Stoke By Clare, Sudbury, Suffolk CO10 8HJ

CART LODGE. The front gardens feature an area of traditional lawn with mature trees to the front boundary with areas for planting, a side gate leads round to the rear garden which features extensively paved dining terrace, ideal for alfresco entertaining set adjacent an area of traditional lawn enclosed with fencing on all sides and countryside views beyond.

SERVICES: Main drains, electricity, air source heat pump heating.

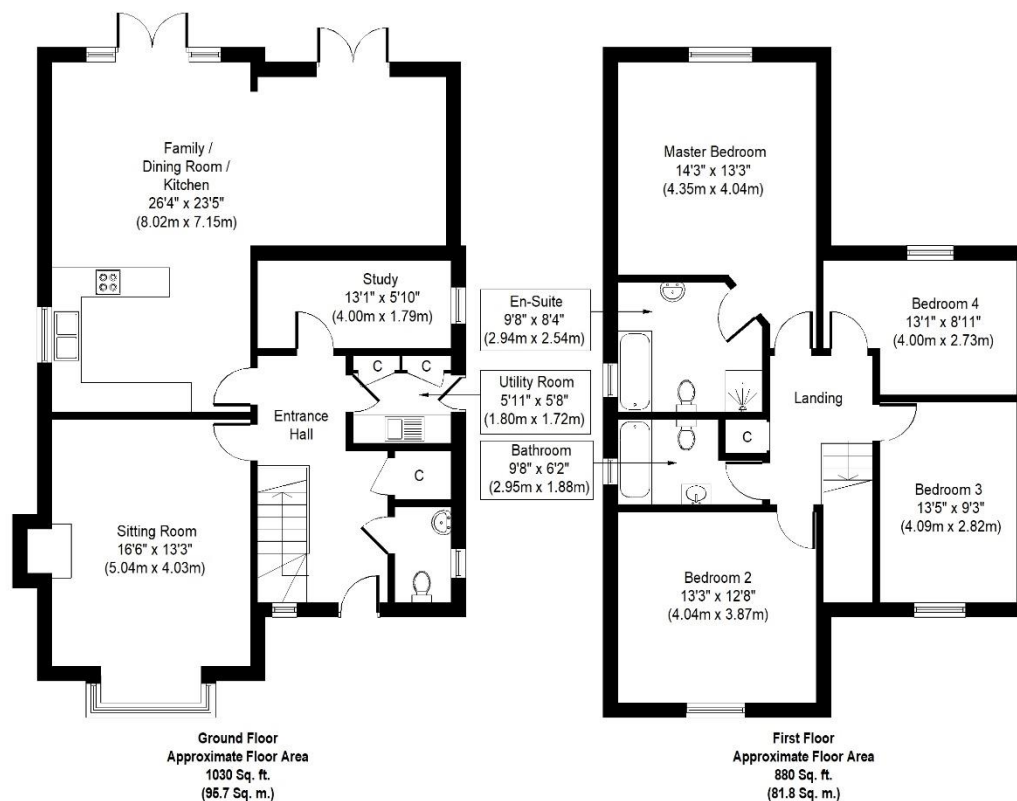
LOCAL AUTHORITY: West Suffolk Council – 01284 763233.

Council Tax Band: TBC . £TBC per annum.

EPC RATING: TBC.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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.



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 2023 | www.houseviz.com

