



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

**DAVID  
BURR**

# 5 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 and nursery. A wider range of facilities are available at the small market town of Clare.

A charming two bedroom Pre 18<sup>th</sup> Century character cottage with off-road parking and 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 a red brick chimney with wood burning stove inset. 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. Space for a fridge/freezer, free standing cooker and plumbing for a washing machine and dishwasher. Outlook to the front and door opening to the:

**CONSERVATORY** With plenty of space for dining table and chairs. French doors leading to the garden.

### First Floor

**LANDING** With outlook to the rear, access to the roof space and rooms off.

**BEDROOM 1** A spacious double bedroom featuring a bank of fitted wardrobes and outlook to the front.

**BEDROOM 2** Another charming bedroom with outlook to the front.

**SHOWER ROOM** Comprising shower cubicle, vanity sink unit, WC and heated towel rail.

### Outside

The property is approached via a pathway leading to the front door with the front gardens retained by a mid-level retaining brick and flint wall, area of traditional lawn surrounded by flower beds. The rear of the property enjoys a parking space with gates leading into the rear garden which enjoys an area of traditional lawn, large storage shed, high level retaining brick and flint walls and alfresco dining terrace.

**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 Council. Council Tax Band: . £ per annum.

**EPC RATING:** TBC.

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**VIEWING:** Strictly by prior appointment through DAVID BURR.

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